

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/140 Rupert Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/4 Alberta St WEST FOOTSCRAY 3012	\$636,000	20/04/2023
2	5/14 Lae St WEST FOOTSCRAY 3012	\$535,000	02/05/2023
3	3/30 Scovell Cr MAIDSTONE 3012	\$530,000	26/05/2023

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/06/2023 16:00

3/140 Rupert Street, West Footscray Vic 3012

hockingstuart

Stephen Simmonds

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Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

Year ending March 2023: \$600,000



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 88 sqm approx

Agent Comments

Two bedroom double storey townhouse with lock-up garage.

Comparable Properties



3/4 Alberta St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$636,000

Method: Private Sale

Date: 20/04/2023

Property Type: Townhouse (Single)

Land Size: 117 sqm approx



5/14 Lae St WEST FOOTSCRAY 3012 (VG)

Agent Comments

2 - -

Price: \$535,000

Method: Sale

Date: 02/05/2023

Property Type: Flat/Unit/Apartment (Res)



3/30 Scovell Cr MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 26/05/2023

Property Type: Unit

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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