

## 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

12/138 RUPERT STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

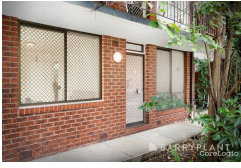
Date of sale

29/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$265,000	28-Jul-24
11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$230,000	13-May-24
12/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$230,000	26-May-24

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 6 months.~~

This Statement of Information was prepared on: 23 October 2024

**29/132 RUPERT STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$265,000** Sold Date **28-Jul-24**Distance **0.06km****11/12 CARMICHAEL STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$230,000** Sold Date **13-May-24**Distance **1.05km****12/43-45 CHURCH STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price Sold Date **26-May-24**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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