

3/35 Hampton Parade, West Footscray Vic 3012



1 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Apartment
Indicative Selling Price
 \$235,000 - \$245,000
Median House Price
 Year ending March 2023: \$600,000

Comparable Properties



12/57 Kingsville Street, Kingsville 3012 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$250,000
Method: Private Sale
Date: 06/04/2023
Property Type: Unit
Agent Comments: Older style one bedroom apartment with comparable accommodation.



26/181 Geelong Road, Footscray 3011 (REI)
1 Bed 1 Bath 1 Car
Price: \$239,000
Method: Private Sale
Date: 07/06/2023
Property Type: Apartment
Agent Comments: Older style one bedroom apartment with comparable accommodation. Busier location.



9/709 Barkly Street, West Footscray 3012 (REI)
1 Bed 1 Bath 1 Car
Price: \$230,000
Method: Private Sale
Date: 01/04/2023
Property Type: Unit
Agent Comments: Older style one bedroom apartment with comparable accommodation. Busier location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/35 Hampton Parade, West Footscray Vic 3012

Indicative selling price

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

Range between \$235,000 & \$245,00

Median sale price

Median price \$600,000 Unit x Suburb West Footscray

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales

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
12/57 Kingsville Street, KINGSVILLE 3012	\$250,000	06/04/2023
26/181 Geelong Road, FOOTSCRAY 3011	\$239,000	07/06/2023
9/709 Barkly Street, WEST FOOTSCRAY 3012	\$230,000	01/04/2023

This Statement of Information was prepared on:

08/08/2023