

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

1/165A SUNSHINE ROAD WEST FOOTSCRAY VIC 3012

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2022

to

28 Feb 2023

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

4/28 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

\$325,000

20-Oct-22

8/146 RUPERT STREET WEST FOOTSCRAY VIC 3012

\$304,000

15-Feb-23

207/432 GEELONG ROAD WEST FOOTSCRAY VIC 3012

\$375,000

24-Aug-22

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: 06 March 2023



**4/28 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$325,000** Sold Date **20-Oct-22**

Distance **0.81km**



**8/146 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price ^{RS} **\$304,000** Sold Date **15-Feb-23**

Distance **0.4km**



**207/432 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$375,000** Sold Date **24-Aug-22**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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