

# Statement of Information

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

Section 47AF of the Estate Agents Act 1980

**Date Statement  
First Created**

22/02/2017

**Date Statement  
Last Updated**

08/05/2017

## Property offered for sale

**Address**  
Including suburb &  
postcode

7/3 Hampton Parade, West Footscray 3011

## Indicative selling price

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

**Single price**

**Or a range  
between**

\$285,000

&

\$299,000

## Median sale price

(\*Delete House or Unit as applicable)

**Median price**

\$353,500

**Unit**

**Suburb**

West Footscray

**Period: from**

01/10/2016

**to**

31/12/2016

**Source**

Real Estate Institute of Victoria

## 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
1. 10/745 Barkly Street, West Footscray	\$270,000	01/12/2016
2. 15/705 Barkly Street, West Footscray	\$305,000	01/09/2016
3. 2/705 Barkly Street, West Footscray	\$347,000	17/10/2016