

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

10/140 Rupert Street, West Footscray Vic 3012

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$735,000

Property Type

Townhouse

Suburb

West Footscray

Period - From

22/11/2020

to

21/11/2021

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	4/8 Waratah St WEST FOOTSCRAY 3012	\$735,000	17/08/2021
2	17/296-298 Somerville Rd KINGSVILLE 3012	\$723,000	21/10/2021
3	3/17 Lae St WEST FOOTSCRAY 3012	\$672,000	09/07/2021

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:

22/11/2021 10:20



3 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 120 sqm approx

Agent Comments

Comparable Properties

4/8 Waratah St WEST FOOTSCRAY 3012 (VG)

Agent Comments

3 - -

Price: \$735,000

Method: Sale

Date: 17/08/2021

Property Type: Flat/Unit/Apartment (Res)



17/296-298 Somerville Rd KINGSVILLE 3012 (REI)

Agent Comments

2 2 2

Price: \$723,000

Method: Sold Before Auction

Date: 21/10/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 388 sqm approx



3/17 Lae St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

3 1 1

Price: \$672,000

Method: Sold Before Auction

Date: 09/07/2021

Rooms: 4

Property Type: Townhouse (Res)