

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

20/1 Hatfield Court, West Footscray Vic 3012

Indicative selling price

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

Range between \$210,000 & \$230,000

Median sale price

Median price \$538,500 Property Type Unit Suburb West Footscray

Period - From 01/04/2024 to 30/06/2024 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	13/5 Carmichael St WEST FOOTSCRAY 3012	\$232,500	24/05/2024
2	4/57 Kingsville St KINGSVILLE 3012	\$240,000	27/03/2024
3	10/1 Hatfield Ct WEST FOOTSCRAY 3012	\$215,000	27/03/2024

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:

02/09/2024 15:01



Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$210,000 - \$230,000
Median Unit Price
June quarter 2024: \$538,500

Comparable Properties



13/5 Carmichael St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$232,500
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment



4/57 Kingsville St KINGSVILLE 3012 (VG) **Agent Comments**



Price: \$240,000
Method: Sale
Date: 27/03/2024
Property Type: Strata Unit/Flat



10/1 Hatfield Ct WEST FOOTSCRAY 3012 (REI/VG) **Agent Comments**



Price: \$215,000
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment

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