

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

2/21 HAMPTON PARADE 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Dec 2022

to

30 Nov 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

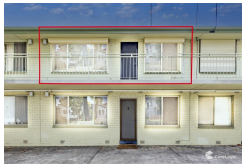
Date of sale

8/21 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$230,000	01-Jul-23
2/30 BISHOP STREET KINGSVILLE VIC 3012	\$223,000	11-Sep-23
5/19 KINGSVILLE STREET KINGSVILLE VIC 3012	\$230,000	19-Jul-23

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: 19 December 2023



8/21 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **\$230,000** Sold Date **01-Jul-23**

Distance **0.01km**



2/30 BISHOP STREET KINGSVILLE VIC 3012

1 1 1

Sold Price **\$223,000** Sold Date **11-Sep-23**

Distance **0.73km**



5/19 KINGSVILLE STREET KINGSVILLE VIC 3012

1 1 1

Sold Price **\$230,000** Sold Date **19-Jul-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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