

## 10/35 Hampton Parade, West Footscray Vic 3012



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$375,000

**Median House Price**

December quarter 2022: \$545,000

## Comparable Properties



**12/659 Barkly Street, West Footscray 3012 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$350,000

**Method:** Private Sale

**Date:** 05/04/2023

**Property Type:** Apartment

**Agent Comments:** Older style brick building, updated internally with Laundry facilities.



**6/181 Geelong Road, Seddon 3011 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$352,500

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** Apartment

**Agent Comments:** Ground floor apartment, with updates internally. Timber flooring and laundry facilities.



**2/3 Lewis Street, Kingsville 3012 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$380,000

**Method:** Private Sale

**Date:** 21/12/2022

**Property Type:** Apartment

**Agent Comments:** Freshly presented ground floor apartment with updated bathroom and kitchen.

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

10/35 Hampton Parade, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000

#### Median sale price

Median price

\$545,000

Unit

x

Suburb

West Footscray

Period - From

01/10/2021

to

31/12/2022

Source

REIV

#### 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
12/659 Barkly Street, WEST FOOTSCRAY 3012	\$350,000	05/04/2023
6/181 Geelong Road, SEDDON 3011	\$352,500	07/03/2023
2/3 Lewis Street, KINGSVILLE 3012	\$380,000	21/12/2022

This Statement of Information was prepared on:

24/04/2023