

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

19/1 Hatfield Court, West Footscray Vic 3012

Indicative selling price

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

Single price

\$239,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

West Footscray

Period - From

05/05/2019

to

04/05/2020

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	13/43-45 Church St WEST FOOTSCRAY 3012	\$240,000	21/04/2020
2	6/13 Ormond Rd WEST FOOTSCRAY 3012	\$220,000	21/03/2020
3	29/132 Rupert St WEST FOOTSCRAY 3012	\$216,000	16/11/2019

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:

05/05/2020 10:15



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$239,000

Median Unit Price

05/05/2019 - 04/05/2020: \$455,000

Comparable Properties



13/43-45 Church St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$240,000

Method: Sale by Tender

Date: 21/04/2020

Rooms: 3

Property Type: Apartment



6/13 Ormond Rd WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$220,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Apartment



29/132 Rupert St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$216,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment