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

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Single price \$239,000

Median sale price

Median price	\$455,000	Pro	perty Type Unit	:	Suburb	West Footscray
Period - From	05/05/2019	to	04/05/2020	Sourc	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.

Add	dress 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



hockingstuart





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) Image: 1 Image: 1 Image: 1 Image: 1 Price: \$240,000 Method: Sale by Tender Date: 21/04/2020 Rooms: 3 Property Type: Apartment	Agent Comments
6/13 Ormond Rd WEST FOOTSCRAY 3012 (REI) 1 1 1 1 1 1 1 Price: \$220,000 Method: Auction Sale Date: 21/03/2020 Property Type: Apartment	Agent Comments
29/132 Rupert St WEST FOOTSCRAY 3012 (REI) 1 1 1 1 1 1 1 Price: \$216,000 Method: Auction Sale Date: 16/11/2019 Property Type: Apartment	Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.