

## 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

9/146 RUPERT STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Nov 2023

to

31 Oct 2024

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

10/705 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$385,000	05-Sep-24
19/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012	\$420,000	31-Aug-24
3/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$430,000	06-May-24

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: 18 November 2024

Dean Larti

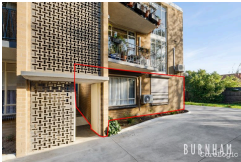
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**10/705 BARKLY STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$385,000** Sold Date **05-Sep-24**Distance **0.1km****19/22 BLANDFORD STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$420,000** Sold Date **31-Aug-24**Distance **0.97km****3/3 FIRST STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$430,000** Sold Date **06-May-24**Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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