

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

5/36 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2020

to

31 May 2021

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

18/436 Geelong Road West Footscray VIC 3012	\$199,980	07-Jun-21
7/13 Ormond Road West Footscray VIC 3012	\$209,000	17-Jun-21
21/132 Rupert Street West Footscray VIC 3012	\$212,500	15-Dec-20

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: 28 June 2021



18/436 Geelong Road West Footscray VIC 3012

1 1 1

Sold Price

^{RS} **\$199,980**

Sold Date

07-Jun-21

Distance

0.54km



7/13 Ormond Road West Footscray VIC 3012

1 1 1

Sold Price

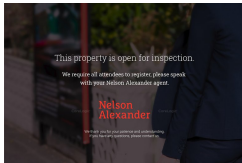
^{RS} **\$209,000**

Sold Date

17-Jun-21

Distance

0.56km



21/132 Rupert Street West Footscray VIC 3012

1 1 1

Sold Price

\$212,500

Sold Date

15-Dec-20

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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