

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

10/62-64 RUPERT STREET 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

\$500,000

&

\$550,000

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

3/630 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$506,000	09-Sep-24
2/624 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$529,000	07-Jun-24
9/614 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$500,000	05-Sep-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: 15 November 2024



**3/630 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 1 -

Sold Price **\$506,000** Sold Date **09-Sep-24**

Distance **0.23km**



**2/624 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$529,000** Sold Date **07-Jun-24**

Distance **0.2km**



**9/614 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$500,000** Sold Date **05-Sep-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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