

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

12/138 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2023

to

30 Sep 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

29/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$265,000	28-Jul-24
11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$230,000	13-May-24
12/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$230,000	26-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: 23 October 2024



29/132 RUPERT STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$265,000

Sold Date

28-Jul-24

Distance

0.06km



11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$230,000

Sold Date

13-May-24

Distance

1.05km



12/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012

1 1 -

Sold Price

Sold Date

26-May-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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