

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2024

to

30 Apr 2025

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

6/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$393,000	05-Apr-25
22/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012	\$390,000	14-Feb-25
10/705 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$385,000	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: 12 May 2025

Dean Larti
P 93009000
M 0403 675 922
E dean@bellsrealestate.com.au



6/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

Sold Price

RS

\$393,000

Sold Date

05-Apr-25

2

1

1

Distance

1.1km



22/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012

Sold Price

\$390,000

Sold Date

14-Feb-25

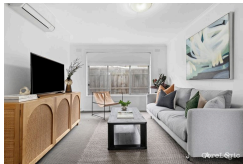
2

1

1

Distance

0.97km



10/705 BARKLY STREET WEST FOOTSCRAY VIC 3012

Sold Price

\$385,000

Sold Date

05-Sep-24

2

1

1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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