

# 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 29/132 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)

Range between \$190,000 & \$209,000

### Median sale price

Median price \$475,000 Property Type Unit Suburb West Footscray

Period - From 01/10/2018 to 30/09/2019 Source REIV

### 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 six 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
1	3/21 Hampton Pde WEST FOOTSCRAY 3012	\$223,100	03/09/2019
2	18/436 Geelong Rd WEST FOOTSCRAY 3012	\$210,000	27/08/2019
3	11/90 Roberts St WEST FOOTSCRAY 3012	\$200,000	02/10/2019

**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 six months.~~

This Statement of Information was prepared on: 24/10/2019 15:14



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$190,000 - \$209,000

**Median Unit Price**

Year ending September 2019: \$475,000

## Comparable Properties



**3/21 Hampton Pde WEST FOOTSCRAY 3012 (VG)**

Agent Comments



Less amount of units in the block, better position of West Footscray

**Price:** \$223,100  
**Method:** Sale  
**Date:** 03/09/2019  
**Property Type:** Strata Unit/Flat



**18/436 Geelong Rd WEST FOOTSCRAY 3012 (REI/VG)**

Agent Comments



**Price:** \$210,000  
**Method:** Sold Before Auction  
**Date:** 27/08/2019  
**Property Type:** Unit



**11/90 Roberts St WEST FOOTSCRAY 3012 (REI)**

Agent Comments



**Price:** \$200,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Rooms:** 2  
**Property Type:** Unit