

Doris Garofalo
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/21 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

\$229,500

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

*House

*Unit

X

Suburb

West Footscray

Period-from

01 Aug 2018

to

31 Jul 2019

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

7/38 Hampton Parade West Footscray VIC 3012	\$250,000	29-Dec-18
3/1-2 Hatfield Court West Footscray VIC 3012	\$229,000	23-May-18
13/138 Rupert Street West Footscray VIC 3012	\$250,000	26-Apr-18

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.~~

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**7/38 Hampton Parade West
Footscray VIC 3012**

 1  1  1

Sold Price **\$250,000** Sold Date **29-Dec-18**

Distance **0.14km**



**3/1-2 Hatfield Court West
Footscray VIC 3012**

 1  1  1

Sold Price **\$229,000** Sold Date **23-May-18**

Distance **0.2km**



**13/138 Rupert Street West
Footscray VIC 3012**

 1  1  1

Sold Price **\$250,000** Sold Date **26-Apr-18**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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