

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

3/100 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2020

to

31 Jan 2021

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

5/146 Rupert Street West Footscray VIC 3012	\$320,000	12-Dec-20
3/148 Rupert Street West Footscray VIC 3012	\$370,000	12-Oct-20

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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**5/146 Rupert Street West
 Footscray VIC 3012**

 2  1  1

Sold Price ^{RS} **\$320,000** Sold Date **12-Dec-20**

Distance **0.32km**



**3/148 Rupert Street West
 Footscray VIC 3012**

 2  1  1

Sold Price **\$370,000** Sold Date **12-Oct-20**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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