

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 5/146 Rupert Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median sale price

Median price \$533,750 Property Type Unit Suburb West Footscray

Period - From 01/10/2019 to 30/09/2020 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	4/98 Rupert St WEST FOOTSCRAY 3012	\$315,000	27/07/2020
2	4/150 Rupert St WEST FOOTSCRAY 3012	\$282,000	21/07/2020
3			

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: 09/12/2020 12:41



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2020: \$533,750

Comparable Properties



4/98 Rupert St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

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Price: \$315,000

Method: Private Sale

Date: 27/07/2020

Rooms: 3

Property Type: Apartment



4/150 Rupert St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

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  1

Price: \$282,000

Method: Sale by Tender

Date: 21/07/2020

Rooms: 4

Property Type: Apartment

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.