

## 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

10/13 ALBERTA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

West Footscray

Period-from

01 Apr 2023

to

31 Mar 2024

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

4/148 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$361,000	29-Jan-24
8/110 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$330,000	06-Feb-24
13/106 CROSS STREET WEST FOOTSCRAY VIC 3012	\$365,000	24-Feb-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 April 2024



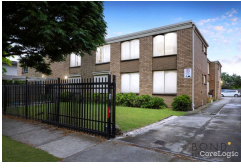
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4/148 RUPERT STREET WEST  
FOOTSCRAY VIC 3012

2 1 1

Sold Price **\$361,000** Sold Date **29-Jan-24**

Distance **0.25km**



8/110 RUPERT STREET WEST  
FOOTSCRAY VIC 3012

2 1 -

Sold Price <sup>RS</sup> **\$330,000** <sup>UN</sup> Sold Date **06-Feb-24**

Distance **0.5km**



13/106 CROSS STREET WEST  
FOOTSCRAY VIC 3012

2 1 -

Sold Price <sup>RS</sup> **\$365,000** Sold Date **24-Feb-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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