

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110/172 RUPERT STREET, WEST

1 1 1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$330,000 to \$360,000**

Provided by: Jasmine Alusoska, Ray White Seddon

## MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

**\$607,500**

01 July 2022 to 30 June 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



4/35 HAMPTON PDE, WEST FOOTSCRAY, VIC

1 1 1

Sale Price

**\$346,000**

Sale Date: 21/04/2023

Distance from Property: 1.1km



101/690 BARKLY ST, WEST FOOTSCRAY, VIC

1 1 1

Sale Price

**\$405,000**

Sale Date: 08/04/2023

Distance from Property: 429m



119/9 HEWITT AVE, FOOTSCRAY, VIC 3011

1 1 1

Sale Price

**\$375,000**

Sale Date: 03/03/2023

Distance from Property: 1.5km



This report has been compiled on 08/08/2023 by Ray White Seddon. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

110/172 RUPERT STREET, WEST FOOTSCRAY, VIC 3012


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$330,000 to \$360,000

### Median sale price

Median price: \$607,500    Property type: Unit    Suburb: WEST FOOTSCRAY

Period: 01 July 2022 to 30 June 2023    Source: 

### Comparable property sales

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
4/35 HAMPTON PDE, WEST FOOTSCRAY, VIC 3012	\$346,000	21/04/2023
101/690 BARKLY ST, WEST FOOTSCRAY, VIC 3012	\$405,000	08/04/2023
119/9 HEWITT AVE, FOOTSCRAY, VIC 3011	\$375,000	03/03/2023

This Statement of Information was prepared on: 08/08/2023