

## 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

2/10 HATFIELD COURT 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Nov 2022

to

31 Oct 2023

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

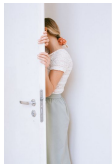
3/47 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$415,750	10-Aug-23
206/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	08-Sep-23

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: 21 November 2023

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COVID-19 INFORMATION

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**3/47 ROBERTS STREET WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$415,750** Sold Date **10-Aug-23**Distance **0.39km****206/368 GEELONG ROAD WEST  
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$440,000** Sold Date **08-Sep-23**Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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