

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 2/140-142 Rupert Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$455,000 Property Type Unit Suburb West Footscray

Period - From 01/10/2023 to 31/12/2023 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	4/23 Soudan Rd WEST FOOTSCRAY 3012	\$625,000	03/11/2023
2	1/8 Lord PI BRAYBROOK 3019	\$565,000	27/02/2024
3	5/12 Eleanor St FOOTSCRAY 3011	\$535,000	21/12/2023

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: 05/04/2024 13:50

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Indicative Selling Price

\$550,000 - \$570,000

Median Unit Price

December quarter 2023: \$455,000



Rooms: 3

Property Type: Townhouse

Agent Comments

Two bedroom double storey townhouse with lock-up garage.

Comparable Properties



4/23 Soudan Rd WEST FOOTSCRAY 3012 (REI/VG)



Price: \$625,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: Townhouse (Res)

Agent Comments

Two bedroom double storey townhouse with lock-up garage



1/8 Lord PI BRAYBROOK 3019 (REI)



Price: \$565,000

Method: Private Sale

Date: 27/02/2024

Property Type: Townhouse (Single)

Agent Comments

Two bedroom double storey townhouse with lock-up garage, newer build but in a lower priced suburb



5/12 Eleanor St FOOTSCRAY 3011 (REI/VG)



Price: \$535,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)

Agent Comments

Two bedroom triple storey townhouse with lock-up garage, smaller land, spread over three levels and attached on both sides.