

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

29/132 RUPERT STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2023

to

31 Jan 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

25/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$270,000	03-Oct-23
104/699C BARKLY STREET WEST FOOTSCRAY VIC 3012	\$275,000	12-Oct-23
G10/172 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$295,000	28-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: 29 February 2024

Victor Hsu

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**25/132 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$270,000** Sold Date **03-Oct-23**Distance **0.06km****104/699C BARKLY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$275,000** Sold Date **12-Oct-23**Distance **0.09km****G10/172 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$295,000** Sold Date **28-Sep-23**Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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