

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

4/99 STANHOPE 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2023

to

30 Apr 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

4/39 WATTLE STREET WEST FOOTSCRAY VIC 3012	\$695,000	04-May-24
2/11 VINE STREET WEST FOOTSCRAY VIC 3012	\$687,000	28-Apr-24
1/112 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$725,000	19-Mar-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: 21 May 2024



4/39 WATTLE STREET WEST FOOTSCRAY VIC 3012

 2  1  1

Sold Price

^{RS}

\$695,000

Sold Date **04-May-24**

Distance

1.3km



2/11 VINE STREET WEST FOOTSCRAY VIC 3012

 2  1  -

Sold Price

^{RS}

\$687,000

Sold Date **28-Apr-24**

Distance

0.13km



1/112 RUPERT STREET WEST FOOTSCRAY VIC 3012

 2  2  1

Sold Price

\$725,000

Sold Date **19-Mar-24**

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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