

# 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 46 Rupert Street, 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)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$962,500 Property Type House Suburb West Footscray

Period - From 01/01/2023 to 31/03/2023 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	19 Pitt St WEST FOOTSCRAY 3012	\$1,735,000	11/02/2023
2	22 Hansen St WEST FOOTSCRAY 3012	\$1,706,500	18/01/2023
3	25 Rupert St WEST FOOTSCRAY 3012	\$1,636,000	27/05/2023

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: 04/07/2023 10:19



5 2 1

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 529 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 March quarter 2023: \$962,500

## Comparable Properties



**19 Pitt St WEST FOOTSCRAY 3012 (REI/VG)** Agent Comments

2 - -

**Price:** \$1,735,000  
**Method:** Auction Sale  
**Date:** 11/02/2023  
**Property Type:** House (Res)  
**Land Size:** 371 sqm approx



**22 Hansen St WEST FOOTSCRAY 3012 (REI/VG)** Agent Comments

4 2 1

**Price:** \$1,706,500  
**Method:** Private Sale  
**Date:** 18/01/2023  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



**25 Rupert St WEST FOOTSCRAY 3012 (REI)** Agent Comments

4 2 1

**Price:** \$1,636,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 518 sqm approx

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