

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

8/110 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

\$330,000

&

\$355,000

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

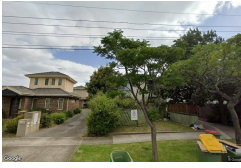
Date of sale

3/110 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$350,000	23-Oct-23
2/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$350,000	18-Oct-23
8/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$350,000	31-May-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: 09 November 2023



**3/110 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 1 -

Sold Price

^{RS} **\$350,000**

Sold Date **23-Oct-23**

Distance **0km**



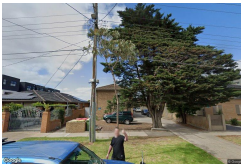
**2/1 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

2 1 -

Sold Price

Sold Date **18-Oct-23**

Distance **0.99km**



**8/13 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$350,000

Sold Date **31-May-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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