

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

9/165 SUNSHINE ROAD 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

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$938,000

Property type

House

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

2/150 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$388,000	26-Aug-23
4/148 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$361,000	31-Jan-24
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: 21 February 2024

**2/150 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$388,000** Sold Date **26-Aug-23**Distance **0.33km****4/148 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price ^{RS} **\$361,000** Sold Date **31-Jan-24**Distance **0.35km****G10/172 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$295,000** Sold Date **28-Sep-23**Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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