



Ben Nguyen <ben@atrealty.com.au>

9 Rippon Street Footscray

Ben Nguyen <ben@atrealty.com.au>

30 June 2026 at 17:25

Draft To: "huydb91@gmail.com" <huydb91@gmail.com>

Dear Huy,

In line with head office compliance requirements and applicable underquoting laws, I have conducted a thorough search for recent comparable sales for your property. Despite my best efforts, I have been unable to identify three genuinely comparable properties sold in recent months. Accordingly, I will note in the Statement of Information that there are no suitable comparable sales to disclose.

Based on current market observations and my research, it is sensible to expect buyer interest in the range of \$1,800,000–\$1,900,000, with reference to the recent sale at 2 Rippon Street, Footscray.

Please let me know if you would like to discuss or if you have any additional information that may assist.

--

Ben Nguyen
Licensed Estate Agent

0426 018 886

ben@atrealty.com.auwww.atrealty.com.au

Disclaimer: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus if it were transmitted by this email.
