

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

3/1-2 Hatfield Court 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

\$270,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2020

to

30 Apr 2021

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

1/165A Sunshine Road West Footscray VIC 3012	\$285,000	23-Mar-21
15/138 Rupert Street West Footscray VIC 3012	\$270,000	12-Feb-21
14/707 Barkly Street West Footscray VIC 3012	\$300,000	27-Apr-21

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: 07 May 2021

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**1/165A Sunshine Road West
Footscray VIC 3012**

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Sold Price **\$285,000** Sold Date **23-Mar-21**

Distance **1.1km**



**15/138 Rupert Street West
Footscray VIC 3012**

1 1 1

Sold Price **\$270,000** Sold Date **12-Feb-21**

Distance **1.22km**



**14/707 Barkly Street West
Footscray VIC 3012**

1 1 1

Sold Price ^{RS} **\$300,000** Sold Date **27-Apr-21**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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