

## 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 166 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)

Single price \$1,100,000

#### Median sale price

Median price \$930,000 House X Unit  Suburb West Footscray

Period - From 01/04/2017 to 30/06/2017 Source REIV

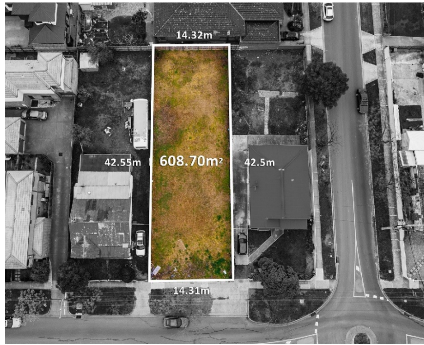
#### Comparable property sales (\*Delete A or B below as applicable)

**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	662 Barkly St WEST FOOTSCRAY 3012	\$1,100,888	02/08/2017
2	18 Clive St WEST FOOTSCRAY 3012	\$1,070,000	25/03/2017
3	10 Rupert St WEST FOOTSCRAY 3012	\$1,028,000	25/02/2017

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.~~



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000  
**Median House Price**  
 June quarter 2017: \$930,000

## Comparable Properties



**662 Barkly St WEST FOOTSCRAY 3012 (REI)**   Agent Comments

4   2   1

**Price:** \$1,100,888  
**Method:** Sold Before Auction  
**Date:** 02/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx



**18 Clive St WEST FOOTSCRAY 3012 (REI)**   Agent Comments

4   2   4

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



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

3   2   2

**Price:** \$1,028,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 520 sqm approx