

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

6/172 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

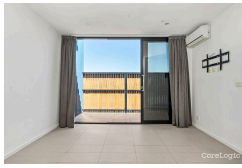
202/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012	\$330,000	13-Dec-24
10/705 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$385,000	05-Sep-24
G05/699B BARKLY STREET WEST FOOTSCRAY VIC 3012	\$345,000	19-Dec-24

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: 15 April 2025

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**202/165 SUNSHINE ROAD WEST
FOOTSCRAY VIC 3012**

 2  1  -

Sold Price

\$330,000

Sold Date

13-Dec-24

Distance

0.27km



**10/705 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$385,000

Sold Date

05-Sep-24

Distance

0.3km



**G05/699B BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price

\$345,000

Sold Date

19-Dec-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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