

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

10/62-64 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2023

to

30 Sep 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

2/624 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$529,000	07-Jun-24
7/41 ALMA STREET WEST FOOTSCRAY VIC 3012	\$525,000	13-Jul-24
2/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$570,000	25-May-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: 08 October 2024



**2/624 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$529,000** Sold Date **07-Jun-24**

Distance **0.2km**



**7/41 ALMA STREET WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price **\$525,000** Sold Date **13-Jul-24**

Distance **0.54km**



**2/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$570,000** Sold Date **25-May-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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