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	19/1 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	$195,000	&	$214,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$461,500	Property type	Unit	Suburb	West Footscray
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
16/436 GEELONG ROAD WEST FOOTSCRAY VIC 3012	$211,000	13-Sep-25

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.

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16/436 GEELONG ROAD WEST FOOTSCRAY VIC 3012

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Sold Price **$211,000** Sold Date **13-Sep-25**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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