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	2/1 HAMPTON PARADE 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	$340,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	West Footscray
Period-from	01 Oct 2022	to	30 Sep 2023	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.

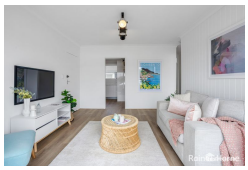
Address of comparable property	Price	Date of sale
6/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	$395,000	06-Apr-23
8/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	$350,000	31-May-23
4/35 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	$346,000	21-Apr-23

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: 03 October 2023

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6/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **$395,000** Sold Date **06-Apr-23**

Distance **0km**



8/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **$350,000** Sold Date **31-May-23**

Distance **0.14km**



4/35 HAMPTON PARADE WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price **$346,000** Sold Date **21-Apr-23**

Distance **0.26km**

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

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