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	2/37 Sredna Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $569,000

Median sale price

Median price $517,500 Property Type Unit Suburb West Footscray

Period - From 15/08/2023 to 14/08/2024 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	2/140-142 Rupert St WEST FOOTSCRAY 3012	$570,000	25/05/2024
2			
3			

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.

This Statement of Information was prepared on: 15/08/2024 10:35



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$569,000
Median Unit Price
15/08/2023 - 14/08/2024: $517,500

Comparable Properties



2/140-142 Rupert St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $570,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

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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