

STATEMENT OF INFORMATION

5/148 RUPERT STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/148 RUPERT STREET, WEST

2 1 1

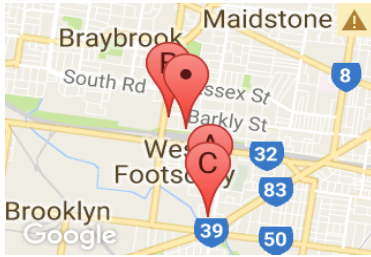
Indicative Selling Price

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

Price Range: **\$310,000 to \$330,000**

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$374,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7/3 HAMPTON PDE, WEST FOOTSCRAY, VIC

2 1 1

Sale Price

***\$295,000**

Sale Date: 31/05/2017

Distance from Property: 1.1km



3/745 BARKLY ST, WEST FOOTSCRAY, VIC 3012

2 1 1

Sale Price

Price Withheld

Sale Date: 03/05/2017

Distance from Property: 284m



6/7 HATFIELD CRT, WEST FOOTSCRAY, VIC

2 1 1

Sale Price

\$325,000

Sale Date: 03/03/2017

Distance from Property: 1.3km



This report has been compiled on 29/06/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/148 RUPERT STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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Price Range: \$310,000 to \$330,000

Median sale price

Median price

\$374,000

House

Unit

X

Suburb

WEST FOOTSCRAY

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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
7/3 HAMPTON PDE, WEST FOOTSCRAY, VIC 3012	*\$295,000	31/05/2017
3/745 BARKLY ST, WEST FOOTSCRAY, VIC 3012	Price Withheld	03/05/2017
6/7 HATFIELD CRT, WEST FOOTSCRAY, VIC 3012	\$325,000	03/03/2017