

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

4/84 ROBERTS 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 1/36 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012 | \$725,000 | 12-Apr-24 |
| 4B ALIWAL STREET WEST FOOTSCRAY VIC 3012 | \$719,000 | 16-Apr-24 |
| 1/112 RUPERT STREET WEST FOOTSCRAY VIC 3012 | \$725,000 | 19-Mar-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: 15 July 2024



**1/36 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

3 2 2

Sold Price

^{RS}

\$725,000

Sold Date

12-Apr-24

Distance

0.3km



**4B ALI WAL STREET WEST
FOOTSCRAY VIC 3012**

3 2 2

Sold Price

^{RS}

\$719,000

Sold Date

16-Apr-24

Distance

1.06km



**1/112 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 2 1

Sold Price

\$725,000

Sold Date

19-Mar-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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