

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 5/26 Beaumont Parade, West Footscray Vic 3012

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$502,000 House Unit X Suburb West Footscray

Period - From 01/04/2017 to 31/03/2018 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	2/14 Indwe St WEST FOOTSCRAY 3012	\$485,000	21/12/2017
2	4/37 Kingsville St KINGSVILLE 3012	\$450,000	05/05/2018
3	6/73 Kingsville St KINGSVILLE 3012	\$435,000	28/02/2018

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.



2
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Rooms: 3

Property Type: Villa

Land Size: 91 sqm approx

Agent Comments

Renovated single level Villa unit

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2018: \$502,000

Comparable Properties



2/14 Indwe St WEST FOOTSCRAY 3012 (VG)

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Agent Comments

New build single level townhouse

Price: \$485,000

Method: Sale

Date: 21/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

4/37 Kingsville St KINGSVILLE 3012 (REI)

2
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Agent Comments

Unrenovated villa unit in a higher sale price area

Price: \$450,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 3

Property Type: Unit



6/73 Kingsville St KINGSVILLE 3012 (REI/VG)

2
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Agent Comments

Renovated two bedroom apartment

Price: \$435,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: 3

Property Type: Apartment