

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	47 Beaurepaire Parade, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$850,000

Median sale price

Median price	\$935,000	Hou	ıse X	Unit		Suburt	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.

Ad	dress of comparable property	Price	Date of sale
1	1/8 Hampton Pde WEST FOOTSCRAY 3012	\$855,000	12/05/2018
2	1/20 Hewitt Av FOOTSCRAY 3011	\$825,000	04/05/2018
3	1/29 Dongola Rd WEST FOOTSCRAY 3012	\$785,000	08/06/2018

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.

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hockingstuart





Rooms: 5

Property Type: House Land Size: 112 sqm approx

Agent Comments

Three bedroom townhouse with a double car garage

Indicative Selling Price \$800,000 - \$850,000 Median House Price

Year ending March 2018: \$935,000

Comparable Properties



1/8 Hampton Pde WEST FOOTSCRAY 3012

(REI)

- 2

Price: \$855,000 Method: Auction Sale Date: 12/05/2018

Rooms: 5

Property Type: Townhouse (Res)

1/20 Hewitt Av FOOTSCRAY 3011 (REI/VG)

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Agent Comments

Agent Comments

Price: \$825,000

Method: Sold Before Auction

Date: 04/05/2018

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 111 sqm approx

1/29 Dongola Rd WEST FOOTSCRAY 3012

(REI)

-3

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Price: \$785,000

Method: Sold Before Auction

Date: 08/06/2018

Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 187 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments