

## 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 47 Beaurepaire Parade, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$935,000 House X Unit Suburb 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	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.



3 2 2

**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)**

**Agent Comments**

3 2 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)**

**Agent Comments**

3 2 2

**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)**

**Agent Comments**

3 2 2

**Price:** \$785,000  
**Method:** Sold Before Auction  
**Date:** 08/06/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 187 sqm approx