

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

5/17 Beaumont Parade 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2020

to

31 May 2021

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

108/372 Geelong Road West Footscray VIC 3012	\$415,000	09-Feb-21
110/372 Geelong Road West Footscray VIC 3012	\$400,000	09-Mar-21
1/705 Barkly Street West Footscray VIC 3012	\$439,999	17-Jan-21

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: 28 June 2021

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**108/372 Geelong Road West
Footscray VIC 3012**

2 1 1

Sold Price **\$415,000** Sold Date **09-Feb-21**

Distance **0.45km**



**110/372 Geelong Road West
Footscray VIC 3012**

2 1 1

Sold Price **\$400,000** Sold Date **09-Mar-21**

Distance **0.45km**



**1/705 Barkly Street West Footscray
VIC 3012**

2 1 1

Sold Price **\$439,999** Sold Date **17-Jan-21**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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