

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

8/23 SOUDAN ROAD 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

or range
between

\$835,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jul 2022

to

30 Jun 2023

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

2/33 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$800,000	12-Mar-23
2/24 DONGOLA ROAD WEST FOOTSCRAY VIC 3012	\$885,000	08-Feb-23
3/5 BUXTON STREET WEST FOOTSCRAY VIC 3012	\$820,000	25-Feb-23

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: 20 July 2023



**2/33 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price **\$800,000** Sold Date **12-Mar-23**

Distance **2.11km**



**2/24 DONGOLA ROAD WEST
FOOTSCRAY VIC 3012**

 3  2  2

Sold Price **\$885,000** Sold Date **08-Feb-23**

Distance **0.08km**



**3/5 BUXTON STREET WEST
FOOTSCRAY VIC 3012**

 3  2  2

Sold Price **\$820,000** Sold Date **25-Feb-23**

Distance **0.42km**



**24B WAIORA PARADE WEST
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price ^{RS} **\$873,000** Sold Date **25-May-23**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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