

Statement of Information



80 Charles Street Seddon 3011
p: 03 8398 7800 f: 03 8398 7888
20 Hall Street Newport 3015
p: 03 9392 1878 f: 03 9399 2888

Section 47AF of the Estate Agents Act 1980

**Date Statement
First Produced**

23.07.2019

**Date Statement
Last Updated**

Property offered for sale

Address
Including suburb &
postcode

3/31 Beaumont Parade, West Footscray

Indicative selling price

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

Single price

**Or a range
between**

\$685,000

&

\$715,000

Median sale price

Median price

722,500

House

Suburb

West Footscray

Period: from

01.04.2019

to

30.06.2019

Source

REIV

Comparable property sales

These are the three properties sold within two kilometers 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. 2/39 Bishop Street, Kingsville | \$760,000 | 06.07.2019 |
| 2. 2/21 Lewis Street, Kingsville | \$720,000 | 07.03.2019 |
| 3. 1/30 Clarendon Parade, West Footscray | \$712,000 | 16.02.2019 |