# 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

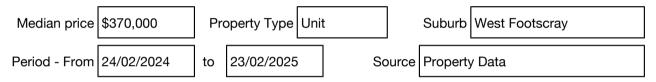
3/13 Beaumont Parade, West Footscray Vic 3012

### Indicative selling price

	e			/
For the meaning	of this	nrica caa	consumer.vic.gov.a	1/Undergueting
			consumer.vic.gov.a	a/ under quoting

Single price \$330,000

#### Median sale price



### 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.

Add	dress of comparable property	Price	Date of sale
1	205/432 Geelong Rd WEST FOOTSCRAY 3012	\$347,000	08/01/2025
2	12/350 Somerville Rd WEST FOOTSCRAY 3012	\$320,000	12/09/2024
3	4/13 Beaumont Pde WEST FOOTSCRAY 3012	\$318,000	11/09/2024

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.

This Statement of Information was prepared on:

24/02/2025 15:47

