

## 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

101/26 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 2024

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

106/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$360,000	06-Jun-24
188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$420,000	21-Jun-24

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: 25 October 2024



**106/368 GEELONG ROAD WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

**\$360,000**

Sold Date

**06-Jun-24**

Distance

**1.26km**



**188 BALLARAT ROAD FOOTSCRAY  
VIC 3011**

 2  1  1

Sold Price

**\$420,000**

Sold Date

**21-Jun-24**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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