

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

7/15 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

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

5/18 KINGSVILLE STREET KINGSVILLE VIC 3012	\$400,000	13-Jan-25
6/73 KINGSVILLE STREET KINGSVILLE VIC 3012	\$405,000	05-Mar-25
9/20 BAYVIEW ROAD SEDDON VIC 3011	\$455,000	02-Dec-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: 17 March 2025



**5/18 KINGSVILLE STREET
KINGSVILLE VIC 3012**

2 1 1

Sold Price **\$400,000** Sold Date **13-Jan-25**

Distance **0.85km**



**6/73 KINGSVILLE STREET
KINGSVILLE VIC 3012**

2 1 1

Sold Price ^{RS} **\$405,000** Sold Date **05-Mar-25**

Distance **0.95km**



**9/20 BAYVIEW ROAD SEDDON
VIC 3011**

2 1 1

Sold Price **\$455,000** Sold Date **02-Dec-24**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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