

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

10 Beaufort Parade, Footscray Vic 3011

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Footscray

Period - From 01/10/2024 to 31/12/2024 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	95 Mcdougall Dr FOOTSCRAY 3011	\$1,299,000	09/11/2024
2	10 Beech St FOOTSCRAY 3011	\$1,050,000	05/10/2024
3	8 Beech St FOOTSCRAY 3011	\$1,200,000	31/08/2024

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:

23/01/2025 16:03



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 261 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2024: \$1,010,000

Comparable Properties



95 Mcdougall Dr FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: \$1,299,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 220 sqm approx

[Agent Comments](#)

Three bedroom property in the same estate. With a north facing backyard and in better condition



10 Beech St FOOTSCRAY 3011 (REI/VG)

3 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 190 sqm approx

[Agent Comments](#)

Three bedroom property in the same estate



8 Beech St FOOTSCRAY 3011 (REI/VG)

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 207 sqm approx

[Agent Comments](#)

Four bedroom property in the same estate

Account - Jas Stephens - Yarraville | P: 03 93169000