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	10 Beaurepaire Parade, Footscray Vic 3011
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,010,000	Pro	perty 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

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 comparableproperties 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









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)

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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





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Agent Comments

Three bedroom property in the same estate

Price: \$1,050,000 **Method:** Auction Sale **Date:** 05/10/2024

Property Type: House (Res) **Land Size:** 190 sqm approx



8 Beech St FOOTSCRAY 3011 (REI/VG)

1





2

Agent Comments

Four bedroom property in the same

Price: \$1,200,000 Method: Auction Sale Date: 31/08/2024

Property Type: House (Res) **Land Size:** 207 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000





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