

## 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

206/26 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)

Range between

\$330,000

&

\$350,000

#### Median sale price

Median price

\$385,000

House

Unit

X

Suburb

Footscray

Period - From

01/04/2017

to

30/06/2017

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	11/54 Napier St FOOTSCRAY 3011	\$337,000	28/04/2017
2	12/35 Princess St YARRAVILLE 3013	\$331,000	29/04/2017
3	5/4 Edward St SEDDON 3011	\$322,500	17/06/2017

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.~~



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
 \$330,000 - \$350,000  
**Median Unit Price**  
 June quarter 2017: \$385,000

## Comparable Properties



**11/54 Napier St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$337,000  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



**12/35 Princess St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**



**Price:** \$331,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



**5/4 Edward St SEDDON 3011 (REI)**

**Agent Comments**



**Price:** \$322,500  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 2  
**Property Type:** Apartment