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	

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	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

Add	dress of comparable property	Price	Date of sale
1	8 Warleigh Rd WEST FOOTSCRAY 3012	\$952,000	29/11/2024
2	95 Mcdougall Dr FOOTSCRAY 3011	\$1,299,000	09/11/2024
3	10 Beech St FOOTSCRAY 3011	\$1,050,000	05/10/2024

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:	04/02/2025 11:17









Rooms: 5

Property Type: House Land Size: 261 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

December guarter 2024: \$1,010,000

Comparable Properties



8 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)



Price: \$952,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: Townhouse (Res) Land Size: 117 sqm approx

Agent Comments

Similar location, newer build and in better condition. But considerably smaller land and internal space



95 Mcdougall Dr FOOTSCRAY 3011 (REI/VG)





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)



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

Account - Jas Stephens - Yarraville | P: 03 93169000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.