

## 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

2/12 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2024

to

31 Jan 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

4/84 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$730,000	20-Jul-24
3/7 CLARENDON PARADE WEST FOOTSCRAY VIC 3012	\$710,515	11-Jul-24
3/10 CALA STREET WEST FOOTSCRAY VIC 3012	\$725,000	04-Oct-23

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 February 2025



**4/84 ROBERTS STREET WEST  
FOOTSCRAY VIC 3012**

 3  1  1

Sold Price **\$730,000** Sold Date **20-Jul-24**

Distance **0.12km**



**3/7 CLARENDON PARADE WEST  
FOOTSCRAY VIC 3012**

 3  1  1

Sold Price **\$710,515** Sold Date **11-Jul-24**

Distance **0.17km**



**3/10 CALA STREET WEST  
FOOTSCRAY VIC 3012**

 3  2  2

Sold Price **\$725,000** Sold Date **04-Oct-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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