

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

4/26 Beaumont Parade, West Footscray Vic 3012

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$445,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/07/2018

to

30/06/2019

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	6/589-591 Barkly St WEST FOOTSCRAY 3012	\$480,000	28/05/2019
2	4/350-354 Somerville Rd WEST FOOTSCRAY 3012	\$460,000	29/07/2019
3	2/4-6 Wales St KINGSVILLE 3012	\$415,000	20/06/2019

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:

16/09/2019

4/26 Beaumont Parade, West Footscray Vic 3012



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$425,000

Median Unit Price

Year ending June 2019: \$445,000

Comparable Properties

6/589-591 Barkly St WEST FOOTSCRAY 3012 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 28/05/2019

Property Type: Strata Unit/Flat



4/350-354 Somerville Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 29/07/2019

Property Type: Villa

2/4-6 Wales St KINGSVILLE 3012 (VG)

Agent Comments

 2  -  -

Price: \$415,000

Method: Sale

Date: 20/06/2019

Property Type: Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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.