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	
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Single price \$410,000

Median sale price

Median price	\$445,000	Pro	perty Type Uni	t	1	Suburb	West Footscray
Period - From	01/07/2018	to	30/06/2019	Sou	urce	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.

Add	dress 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



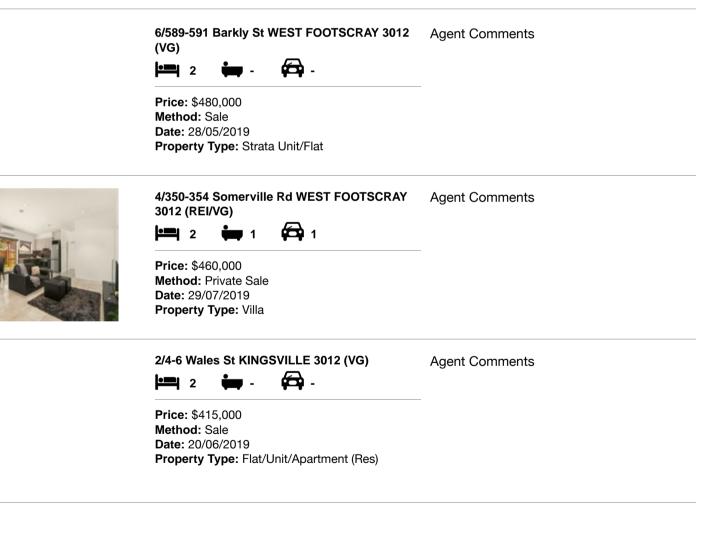




Property Type: Unit Agent Comments

Indicative Selling Price \$425,000 Median Unit Price Year ending June 2019: \$445,000

Comparable Properties



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

