

STATEMENT OF INFORMATION

BEAUMONT PARADE, WEST FOOTSCRAY, VIC 3012
PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

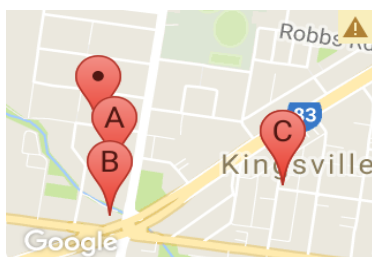
**BEAUMONT PARADE, WEST FOOTSCRAY,** 2 - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$330,000 to \$360,000**

Provided by: niels geraerts, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE

**WEST FOOTSCRAY, VIC, 3012**

Suburb Median Sale Price (Unit)

\$455,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**14/7 HATFIELD CRT, WEST FOOTSCRAY, VIC**

2 1 1

Sale Price

****\$340,000**

Sale Date: 16/04/2018

Distance from Property: 154m

**104/432 GEELONG RD, WEST FOOTSCRAY, VIC**

2 1 1

Sale Price

\$350,000

Sale Date: 14/11/2017

Distance from Property: 309m

**8/21 BISHOP ST, KINGSVILLE, VIC 3012**

2 1 1

Sale Price

****\$340,000**

Sale Date: 21/11/2017

Distance from Property: 634m

This report has been compiled on 28/05/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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21 BISHOP ST, KINGSVILLE, VIC 3012



Sale Price

\$340,000

Sale Date: 17/11/2017

Distance from Property: 634m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

BEAUMONT PARADE, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:

\$330,000 to \$360,000

Median sale price

Median price

\$455,000

House

Unit

X


Suburb

WEST FOOTSCRAY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
14/7 HATFIELD CRT, WEST FOOTSCRAY, VIC 3012	**\$340,000	16/04/2018
104/432 GEELONG RD, WEST FOOTSCRAY, VIC 3012	\$350,000	14/11/2017
8/21 BISHOP ST, KINGSVILLE, VIC 3012	**\$340,000	21/11/2017
21 BISHOP ST, KINGSVILLE, VIC 3012	\$340,000	17/11/2017