

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

5/15 Beaumont Parade, West Footscray Vic 3012

Indicative selling price

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

Range between

\$220,000

&

\$240,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

West Footscray

Period - From

07/09/2021

to

06/09/2022

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.

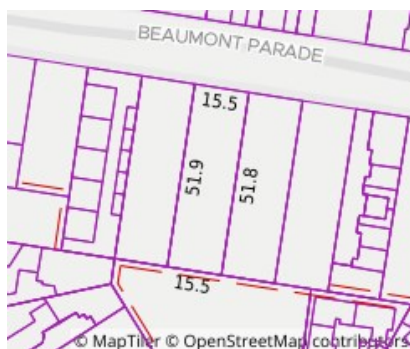
	Address of comparable property	Price	Date of sale
1	7/35 Kingsville St KINGSVILLE 3012	\$250,000	27/05/2022
2	5/12 Carmichael St WEST FOOTSCRAY 3012	\$240,000	21/06/2022
3	21/132 Rupert St WEST FOOTSCRAY 3012	\$228,000	23/03/2022

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:

07/09/2022 13:42



Property Type:
Agent Comments

Indicative Selling Price

\$220,000 - \$240,000

Median Unit Price

07/09/2021 - 06/09/2022: \$620,000

Comparable Properties



7/35 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 27/05/2022

Property Type: Unit



5/12 Carmichael St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 21/06/2022

Property Type: Apartment



21/132 Rupert St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$228,000

Method: Private Sale

Date: 23/03/2022

Property Type: Unit