

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

3/30 Beaumont Parade, West Footscray Vic 3012

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$474,000

Unit X

Suburb West Footscray

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

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
2/34 Waiora Pde WEST FOOTSCRAY 3012	\$312,000	18/01/2017
6/20 Bishop St KINGSVILLE 3012	\$305,000	02/04/2017
6/16 Warleigh Rd WEST FOOTSCRAY 3012	\$288,000	25/02/2017