

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

12/14 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 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

5/26 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$515,000	28-May-25
6/14 LAE STREET WEST FOOTSCRAY VIC 3012	\$493,000	11-Jan-25
202/72 CROSS STREET FOOTSCRAY VIC 3011	\$530,000	23-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 02 June 2025

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**5/26 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

^{RS}

\$515,000

Sold Date

28-May-25

Distance

0.11km



**6/14 LAE STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$493,000

Sold Date

11-Jan-25

Distance

0.25km



**202/72 CROSS STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price

^{RS}

\$530,000

Sold Date

23-Apr-25

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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