

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

3/7 CLARENDON 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2023

to

31 May 2024

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

1/36 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$725,000	12-Apr-24
8/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$677,500	19-Apr-24
4/8 MARGOT STREET WEST FOOTSCRAY VIC 3012	\$650,000	02-Apr-24

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: 13 June 2024

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**1/36 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$725,000

Sold Date

12-Apr-24

Distance

0.29km**8/372 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$677,500

Sold Date

19-Apr-24

Distance

0.44km**4/8 MARGOT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$650,000

Sold Date

02-Apr-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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