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	G02/432 GEELONG ROAD 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	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	West Footscray
Period-from	01 May 2024	to	30 Apr 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
24/709 BARKLY STREET WEST FOOTSCRAY VIC 3012	$345,000	28-Apr-25
202/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012	$330,000	13-Dec-24
3/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	$330,000	05-Feb-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: 15 May 2025

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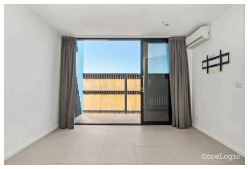
24/709 BARKLY STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price RS $345,000 Sold Date 28-Apr-25

Distance 1.57km



202/165 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012

2 1 -

Sold Price $330,000 Sold Date 13-Dec-24

Distance 1.32km



3/13 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price Sold Date 05-Feb-25

Distance 0.29km

RS = Recent sale **UN** = Undisclosed Sale

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