

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 21/709 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$365,000

House

Unit

X

Suburb

West Footscray

Period - From

01/10/2017

to

30/09/2018

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	2/657 Barkly St WEST FOOTSCRAY 3012	\$310,000	15/08/2018
2	1/709 Barkly St WEST FOOTSCRAY 3012	\$230,000	05/06/2018
3	20/132-134 Rupert St WEST FOOTSCRAY 3012	\$229,000	30/07/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$285,000
Median Unit Price
Year ending September 2018: \$365,000

Comparable Properties



2/657 Barkly St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$310,000
Method: Sold Before Auction
Date: 15/08/2018
Rooms: -
Property Type: Apartment



1/709 Barkly St WEST FOOTSCRAY 3012 (REI/VG) **Agent Comments**

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Price: \$230,000
Method: Private Sale
Date: 05/06/2018
Rooms: 2
Property Type: Apartment



20/132-134 Rupert St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$229,000
Method: Private Sale
Date: 30/07/2018
Rooms: 3
Property Type: Apartment