

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

1106/240 Barkly Street Footscray VIC 3011

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

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 2021

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

1103/240 Barkly Street Footscray VIC 3011	\$440,000	27-Sep-21
213/250 Barkly Street Footscray VIC 3011	\$437,000	22-May-21
4/61 Droop Street Footscray VIC 3011	\$455,000	12-Jul-21

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: 04 October 2021

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1103/240 Barkly Street Footscray VIC 3011

Sold Price

\$440,000

Sold Date

27-Sep-21

2

1

1

Distance

-



213/250 Barkly Street Footscray VIC 3011

Sold Price

\$437,000

Sold Date

22-May-21

2

1

1

Distance

0.04km



4/61 Droop Street Footscray VIC 3011

Sold Price

\$455,000

Sold Date

12-Jul-21

2

1

1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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