

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

1/604 BARKLY STREET 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

\$750,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2024

to

28 Feb 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

2/11 BUXTON STREET WEST FOOTSCRAY VIC 3012

\$920,000

23-Nov-24

1/144 RUPERT STREET WEST FOOTSCRAY VIC 3012

\$835,000

16-Oct-24

2/668 BARKLY STREET WEST FOOTSCRAY VIC 3012

\$795,000

03-Oct-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: 14 March 2025

**2/11 BUXTON STREET WEST
FOOTSCRAY VIC 3012**

3 1 1

Sold Price **\$920,000** Sold Date **23-Nov-24**Distance **0.29km****1/144 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

3 1 2

Sold Price **\$835,000** Sold Date **16-Oct-24**Distance **0.79km****2/668 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

3 2 1

Sold Price **\$795,000** Sold Date **03-Oct-24**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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