

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

905/240 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 1108/240 BARKLY STREET FOOTSCRAY VIC 3011 | \$300,000 | 06-Feb-24 |
| 18/155 GORDON STREET FOOTSCRAY VIC 3011 | \$320,000 | 22-Feb-24 |
| 4/158 BARKLY STREET FOOTSCRAY VIC 3011 | - | 27-May-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: 08 August 2024



**1108/240 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$300,000** Sold Date **06-Feb-24**

Distance **0.05km**



**18/155 GORDON STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$320,000** Sold Date **22-Feb-24**

Distance **0.71km**



**4/158 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS UN} - Sold Date **27-May-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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