

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	213/250 Barkly Street, Footscray Vic 3011
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Indicative selling price

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

Range between	\$410,000	&	\$430,000
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Median sale price

Median price	\$425,000	House		Unit	X	Suburb	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	1004/59 Paisley St FOOTSCRAY 3011	\$440,000	10/09/2018
2	501/240 Barkly St FOOTSCRAY 3011	\$410,000	24/09/2018
3	10.06/240 Barkly St FOOTSCRAY 3011	\$395,000	20/09/2018

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.



2
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$410,000 - \$430,000

Median Unit Price

Year ending September 2018: \$425,000

Comparable Properties

1004/59 Paisley St FOOTSCRAY 3011 (REI)

Agent Comments

2
 2
 1

Price: \$440,000

Method: Sold Before Auction

Date: 10/09/2018

Rooms: -

Property Type: Apartment

501/240 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments

2
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Price: \$410,000

Method: Sale

Date: 24/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

10.06/240 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

2
 2
 1

Price: \$395,000

Method: Sold Before Auction

Date: 20/09/2018

Rooms: 3

Property Type: Apartment