

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

11/624 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$538,500

Property Type

Unit

Suburb

West Footscray

Period - From

01/04/2024

to

30/06/2024

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	9/614 Barkly St WEST FOOTSCRAY 3012	\$500,000	25/09/2024
2	2/624 Barkly St WEST FOOTSCRAY 3012	\$529,000	07/06/2024
3	210/27 Victoria St FOOTSCRAY 3011	\$485,000	10/05/2024

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.~~

This Statement of Information was prepared on:

04/10/2024 08:58



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
June quarter 2024: \$538,500

Comparable Properties



9/614 Barkly St WEST FOOTSCRAY 3012 (REI) Agent Comments

2 1 2

Price: \$500,000
Method: Private Sale
Date: 25/09/2024
Property Type: Villa
Land Size: 113 sqm approx



2/624 Barkly St WEST FOOTSCRAY 3012 (REI) Agent Comments

2 1 1

Price: \$529,000
Method: Private Sale
Date: 07/06/2024
Property Type: Villa



210/27 Victoria St FOOTSCRAY 3011 (REI) Agent Comments

2 2 1

Price: \$485,000
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment