

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

904/240 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

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2020

to

30 Nov 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	21-Sep-21
1106/240 Barkly Street Footscray VIC 3011	\$435,000	15-Nov-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: 13 December 2021

EDWARD THOMAS

ESTATE AGENTS

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



1103/240 Barkly Street Footscray VIC 3011

2 1 1

Sold Price

\$440,000

Sold Date

21-Sep-21

Distance

-



1106/240 Barkly Street Footscray VIC 3011

2 1 1

Sold Price

^{RS} **\$435,000**

Sold Date

15-Nov-21

Distance

-



4/61 Droop Street Footscray VIC 3011

2 1 1

Sold Price

\$455,000

Sold Date

12-Jul-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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