

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

811/240 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2022

to

28 Feb 2023

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

302/240 BARKLY STREET FOOTSCRAY VIC 3011	\$411,000	18-Jan-23
604/240 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	12-Jan-23
744/18 ALBERT STREET FOOTSCRAY VIC 3011	\$412,000	23-Nov-22

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: 24 March 2023



**302/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$411,000

Sold Date

18-Jan-23

Distance

0km



**604/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

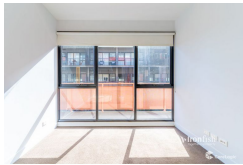
\$400,000

Sold Date

12-Jan-23

Distance

0km



**744/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$412,000

Sold Date

23-Nov-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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