### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Address	13/158 Barkly Street, Footscray Vic 3011
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$420,000	&	\$440,000
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#### Median sale price

Median price	\$511,000	Pro	perty Type Ur	nit		Suburb	Footscray
Period - From	24/04/2023	to	23/04/2024	Sc	ource	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

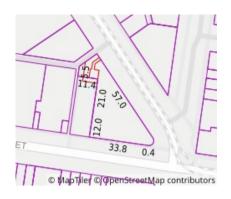
Add	dress of comparable property	Price	Date of sale
1	1502C/2 Tannery Wlk FOOTSCRAY 3011	\$460,000	22/04/2024
2	927/18 Albert St FOOTSCRAY 3011	\$483,000	20/04/2024
3	513/188 Ballarat Rd FOOTSCRAY 3011	\$450,000	26/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2024







Indicative Selling Price \$430,000 - \$470,000 Median Unit Price 24/04/2023 - 23/04/2024: \$511,000

# Comparable Properties



1502C/2 Tannery Wik FOOTSCRAY 3011 (REI)

**1** 2 **1** 2 **1** 2

**Price:** \$460,000 **Method:** Private Sale **Date:** 22/04/2024

Property Type: Apartment Land Size: 9060 sqm approx

927/18 Albert St FOOTSCRAY 3011 (REI)

**□** 2 **□** 2 **□** 

Price: \$483,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit Agent Comments

**Agent Comments** 



513/188 Ballarat Rd FOOTSCRAY 3011

(REI/VG)

**1** 

**6** 1

Price: \$450,000 Method: Private Sale Date: 26/03/2024

Property Type: Apartment

**Agent Comments** 

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