

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

13/158 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$511,000

Property Type

Unit

Suburb

Footscray

Period - From

24/04/2023

to

23/04/2024

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	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 comparable properties 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

13/158 Barkly Street, Footscray Vic 3011



Property Type: Strata Unit/Flat
Agent Comments

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

Comparable Properties



1502C/2 Tannery Wlk FOOTSCRAY 3011 (REI) **Agent Comments**



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) **Agent Comments**



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



513/188 Ballarat Rd FOOTSCRAY 3011 (REI/VG) **Agent Comments**



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

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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