

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 6/589-591 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$437,500 House Unit X Suburb West Footscray
Period - From 01/04/2018 to 31/03/2019 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	4/19-21 Elphinstone St WEST FOOTSCRAY 3012	\$522,500	02/03/2019
2	7/51 Alma St WEST FOOTSCRAY 3012	\$522,000	17/12/2018
3	9/624 Barkly St WEST FOOTSCRAY 3012	\$510,000	16/04/2019

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.



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Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price

\$525,000

Median Unit Price

Year ending March 2019: \$437,500

Comparable Properties



4/19-21 Elphinstone St WEST FOOTSCRAY 3012 (REI)

Agent Comments

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Price: \$522,500

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Villa

7/51 Alma St WEST FOOTSCRAY 3012 (VG)

Agent Comments

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Price: \$522,000

Method: Sale

Date: 17/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



9/624 Barkly St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$510,000

Method: Private Sale

Date: 16/04/2019

Rooms: -

Property Type: Villa