

# 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 3/711 Barkly Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$770,000

### Median sale price

Median price \$697,500 Property Type Townhouse Suburb West Footscray

Period - From 16/01/2024 to 15/01/2025 Source Property Data

### 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	6/62 Roberts St WEST FOOTSCRAY 3012	\$745,000	13/11/2024
2	9 Royal Rd BRAYBROOK 3019	\$740,000	07/11/2024
3	3/27 Baird St MAIDSTONE 3012	\$800,000	19/10/2024

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: 16/01/2025 10:43



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**6/62 Roberts St WEST FOOTSCRAY 3012 (REI)**

Agent Comments

3   2   2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** Townhouse (Res)



**9 Royal Rd BRAYBROOK 3019 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 07/11/2024

**Property Type:** Townhouse (Single)

**Land Size:** 92 sqm approx



**3/27 Baird St MAIDSTONE 3012 (VG)**

Agent Comments

3   -   -

**Price:** \$800,000

**Method:** Sale

**Date:** 19/10/2024

**Property Type:** Flat/Unit/Apartment (Res)