

# 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](https://consumer.vic.gov.au/underquoting)

Single Price

\$330,000

### 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:

15 January 2025

13/158 Barkly Street, Footscray Vic 3011



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$330,000  
**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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