

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

4/711 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$965,500

Property Type

House

Suburb

West Footscray

Period - From

01/04/2022

to

31/03/2023

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	3/5 Buxton St WEST FOOTSCRAY 3012	\$820,000	25/02/2023
2	6/36 Glamis Rd WEST FOOTSCRAY 3012	\$802,000	09/12/2022
3	18/711 Barkly St WEST FOOTSCRAY 3012	\$670,000	15/02/2023

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:

09/05/2023 16:15



3 2 1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/5 Buxton St WEST FOOTSCRAY 3012 (REI/VG)

3 2 2

Price: \$820,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Townhouse (Res)

Agent Comments

One of three, at the rear of development. Three bedrooms, 2.5 bathrooms. Garage attached to property. Large, private courtyard.



6/36 Glamis Rd WEST FOOTSCRAY 3012 (REI/VG)

2 2 1

Price: \$802,000

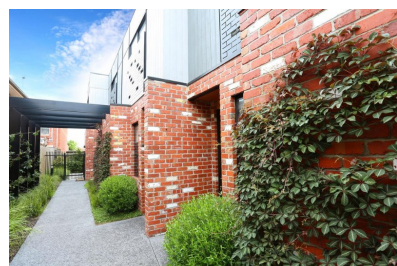
Method: Sold Before Auction

Date: 09/12/2022

Property Type: Townhouse (Res)

Agent Comments

Two bedroom townhouse within the Trugo development. Not street facing, but has garage attached to property.



18/711 Barkly St WEST FOOTSCRAY 3012 (VG)

2 - -

Price: \$670,000

Method: Sale

Date: 15/02/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Smaller home in the Elysian development. Reverse living, two bedrooms, two bathrooms, over two levels. One balcony and small courtyard. Only resale in the development to date.