

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 3/652 Barkly Street, West Footscray VIC 3012

Indicative selling price

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

(*Enter a single price or range as applicable)

Single price \$ or range between \$335,000 & \$368,000

Median sale price

Median price \$418,000 *House *Unit ☒ Suburb West Footscray
Period - From 8/3/2017 to 8/9/2017 Source RP 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
4/667 Barkly Street West Footscray, VIC, 3012	\$ 375,000	8 Apr 2017
15/22 Blandford Street West Footscray, VIC, 3012	\$ 300,000	18 Mar 2017
5/148 Rupert Street West Footscray, VIC, 3012	\$ 330,000	19 May 2017