

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

17/745 Barkly Street West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

2/36 Hampton Parade West Footscray VIC 3012	\$360,000	30-Nov-20
1/6 Hatfield Court West Footscray VIC 3012	\$356,200	17-Jun-21
3/148 Rupert Street West Footscray VIC 3012	\$370,000	12-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 02 August 2021



2/36 Hampton Parade West Footscray VIC 3012

2 1 1

Sold Price **\$360,000** Sold Date **30-Nov-20**

Distance **1.12km**



1/6 Hatfield Court West Footscray VIC 3012

2 1 1

Sold Price ^{RS} **\$356,200** Sold Date **17-Jun-21**

Distance **1.5km**



3/148 Rupert Street West Footscray VIC 3012

2 1 1

Sold Price **\$370,000** Sold Date **12-Oct-20**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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