

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

13/705 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/21 BISHOP STREET KINGSVILLE VIC 3012	\$400,000	03-Aug-22
20/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$380,000	18-Oct-22
7/38 BISHOP STREET KINGSVILLE VIC 3012	\$409,000	15-Jul-22

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: 13 January 2023



**4/21 BISHOP STREET KINGSVILLE
VIC 3012**

Sold Price

\$400,000

Sold Date **03-Aug-22**



2



1



1

Distance

1.62km



**20/258 BALLARAT ROAD
FOOTSCRAY VIC 3011**

Sold Price

\$380,000

Sold Date **18-Oct-22**



2



1



1

Distance

1.82km



**7/38 BISHOP STREET KINGSVILLE
VIC 3012**

Sold Price

\$409,000

Sold Date **15-Jul-22**



2



1



1

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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