

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

428 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between \$962,000

&

\$992,000

Median sale price

Median price \$910,000

Property Type House

Suburb Footscray

Period - From 01/10/2019

to 30/09/2020

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	46 Buckingham St FOOTSCRAY 3011	\$980,000	20/10/2020
2	2 Clarke St WEST FOOTSCRAY 3012	\$940,000	20/07/2020
3	143 Summerhill Rd FOOTSCRAY 3011	\$915,000	10/08/2020

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:

24/10/2020 18:12



Property Type:

Agent Comments

Comparable Properties



46 Buckingham St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 20/10/2020

Rooms: 4

Property Type: House (Res)

Land Size: 287 sqm approx



2 Clarke St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 20/07/2020

Rooms: 4

Property Type: House

Land Size: 293 sqm approx



143 Summerhill Rd FOOTSCRAY 3011 (REI)

Agent Comments



194m2 block

Price: \$915,000

Method: Sold Before Auction

Date: 10/08/2020

Rooms: 6

Property Type: House (Res)