

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

711/250 BARKLY STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,600

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 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

1205/240 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	30-Jun-22
825/18 ALBERT STREET FOOTSCRAY VIC 3011	\$410,000	19-Jul-22
18/8-18 WHITEHALL STREET FOOTSCRAY VIC 3011	\$410,000	02-Jun-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: 07 November 2022



**1205/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$410,000

Sold Date

30-Jun-22

Distance

0.04km



**825/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

Sold Date

19-Jul-22

Distance

0.28km



**18/8-18 WHITEHALL STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

Sold Date

02-Jun-22

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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