

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

302/240 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$508,500

Property Type Unit

Suburb Footscray

Period - From 01/10/2021

to 30/09/2022

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	740/18 Albert St FOOTSCRAY 3011	\$420,000	08/12/2022
2	5/14 Eleanor St FOOTSCRAY 3011	\$415,000	09/12/2022
3	1205/240 Barkly St FOOTSCRAY 3011	\$410,000	05/07/2022

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:

13/12/2022 10:05

302/240 Barkly Street, Footscray Vic 3011

hockingstuart

Adam Welling

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Indicative Selling Price

\$420,000

Median Unit Price

Year ending September 2022: \$508,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



740/18 Albert St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$420,000

Method: Private Sale

Date: 08/12/2022

Property Type: Apartment



5/14 Eleanor St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$415,000

Method: Private Sale

Date: 09/12/2022

Property Type: Unit

Smaller block, further from train, second bathroom, but otherwise very similar floor plan.



1205/240 Barkly St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 05/07/2022

Property Type: Apartment

Same block, top floor, but considerably less outdoor space

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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