

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

1/19-21 ELPHINSTONE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/624 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$529,000	07-Jun-24
4/698 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$555,000	26-Jun-24

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: 23 September 2024

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**2/624 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$529,000** Sold Date **07-Jun-24**

Distance **0.3km**



**4/698 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price ^{RS} **\$555,000** Sold Date **26-Jun-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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