

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

8/742 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$670,000 & \$699,000

Median sale price

Median price \$590,000 Property Type Unit Suburb West Footscray

Period - From 01/07/2020 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	3/2 Kathleen St WEST FOOTSCRAY 3012	\$765,000	12/09/2020
2	1/117 Essex St WEST FOOTSCRAY 3012	\$720,000	12/12/2020
3	4/19 Burns St MAIDSTONE 3012	\$670,000	12/12/2020

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:

17/12/2020 15:04



Property Type:

Agent Comments

Comparable Properties

3/2 Kathleen St WEST FOOTSCRAY 3012 (VG) Agent Comments



Price: \$765,000

Method: Sale

Date: 12/09/2020

Property Type: Flat/Unit/Apartment (Res)



1/117 Essex St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)

4/19 Burns St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)