

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

1/632 BARKLY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2021

to

31 Mar 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

3/30 CLIVE STREET WEST FOOTSCRAY VIC 3012	\$750,000	16-Nov-21
10/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$680,000	27-Nov-21
4/36 HOCKING STREET FOOTSCRAY VIC 3011	\$692,000	10-Dec-21

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: 28 April 2022



**3/30 CLIVE STREET WEST
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price **\$750,000** Sold Date **16-Nov-21**

Distance -



**10/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 3  1  1

Sold Price **\$680,000** Sold Date **27-Nov-21**

Distance -



**4/36 HOCKING STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$692,000** Sold Date **10-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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