

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

214/277-287 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Footscray

Period - From 01/07/2022 to 30/06/2023 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	21/158 Barkly St FOOTSCRAY 3011	\$375,000	18/02/2023
2	206/72 Cross St FOOTSCRAY 3011	\$375,000	24/02/2023
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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: 19/07/2023 12:42



Property Type: Apartment

Land Size: 84 sqm approx

Agent Comments

Comparable Properties



21/158 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 18/02/2023

Property Type: Strata Unit/Flat



206/72 Cross St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/02/2023

Property Type: Apartment

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.