

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

11/707 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2023

to

29 Feb 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

4/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$350,000	13-Dec-23
108/699A BARKLY STREET WEST FOOTSCRAY VIC 3012	\$280,000	09-Jan-24
G10/172 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$295,000	28-Sep-23

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: 19 March 2024



4/3 FIRST STREET WEST FOOTSCRAY VIC 3012

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Sold Price **\$350,000** Sold Date **13-Dec-23**

Distance **0.35km**



108/699A BARKLY STREET WEST FOOTSCRAY VIC 3012

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Sold Price **\$280,000** Sold Date **09-Jan-24**

Distance **0.05km**



G10/172 RUPERT STREET WEST FOOTSCRAY VIC 3012

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  1

Sold Price **\$295,000** Sold Date **28-Sep-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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