

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

603/250 BARKLY STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2021

to

30 Nov 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

2003/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$555,000	05-Aug-22
102/72 CROSS STREET FOOTSCRAY VIC 3011	\$555,000	28-Jan-22
15 MAVIS STREET FOOTSCRAY VIC 3011	\$537,000	20-Apr-22

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: 07 December 2022



**2003/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$555,000

Sold Date **05-Aug-22**

Distance

1.11km



**102/72 CROSS STREET
FOOTSCRAY VIC 3011**

2 1 2

Sold Price

Sold Date **28-Jan-22**

Distance

1.33km



**15 MAVIS STREET FOOTSCRAY VIC
3011**

2 1 1

Sold Price

\$537,000

Sold Date **20-Apr-22**

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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