

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

401/250 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

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

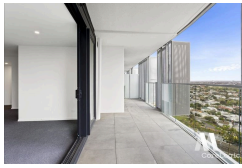
Date of sale

1706D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$510,000	18-Oct-24
20/44 EVERARD STREET FOOTSCRAY VIC 3011	\$523,000	28-Aug-24
701/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$510,000	28-Oct-24

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: 01 November 2024



**1706D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

18-Oct-24

Distance

0.98km



**20/44 EVERARD STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$523,000

Sold Date

28-Aug-24

Distance

1.01km



**701/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

28-Oct-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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