

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

512/240 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

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2020

to

31 Jul 2021

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

506/240 Barkly Street Footscray VIC 3011	\$295,000	16-Nov-20
8/51 Stirling Street Footscray VIC 3011	\$301,000	27-Feb-21
10/21 Eldridge Street Footscray VIC 3011	\$300,000	03-May-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: 10 August 2021



506/240 Barkly Street Footscray VIC 3011

Sold Price

\$295,000

Sold Date **16-Nov-20**



1



1



1

Distance

-



8/51 Stirling Street Footscray VIC 3011

Sold Price

\$301,000

Sold Date **27-Feb-21**



1



1



1

Distance

0.55km



10/21 Eldridge Street Footscray VIC 3011

Sold Price

\$300,000

Sold Date **03-May-21**



1



1



1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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