

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

704/250 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 2023

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

1035/18 ALBERT STREET FOOTSCRAY VIC 3011	\$491,000	17-Jun-23
14/31 MORELAND STREET FOOTSCRAY VIC 3011	\$490,000	20-Oct-23
901/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$480,000	04-Jul-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: 01 December 2023



**1035/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$491,000** Sold Date **17-Jun-23**

Distance **0.27km**



**14/31 MORELAND STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price ^{RS} **\$490,000** Sold Date **20-Oct-23**

Distance **1.09km**



**901/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price **\$480,000** Sold Date **04-Jul-23**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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