

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 2/744 Barkly Street, West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$750,000 & \$825,000

Median sale price

Median price \$722,500 Property type House Suburb West Footscray

Period - From 01.04.2019 to 30.06.2019 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 1/744 Barkly Street, West Footscray	\$790,000	21.06.2019
2. 5/744 Barkly Street, West Footscray	\$825,000	25.07.2019
3. 4/672 Barkly Street, West Footscray	\$840,000	30.03.2019

This Statement of Information was prepared on: 29.08.2019