

# 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

611/250 Barkly Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$410,000

&

\$430,000

### Median sale price

Median price

\$452,500

Property Type

Unit

Suburb

Footscray

Period - From

01/10/2018

to

30/09/2019

Source

REIV

### 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 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 | 401/90 Buckley St FOOTSCRAY 3011 | \$450,000 | 11/09/2019   |
| 2 | 605/250 Barkly St FOOTSCRAY 3011 | \$425,000 | 09/07/2019   |
| 3 | 405/240 Barkly St FOOTSCRAY 3011 | \$405,000 | 25/07/2019   |

**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 six months.~~

This Statement of Information was prepared on:

31/10/2019 12:50



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$410,000 - \$430,000

**Median Unit Price**

Year ending September 2019: \$452,500

## Comparable Properties

**401/90 Buckley St FOOTSCRAY 3011 (VG)**

**Agent Comments**

2   -   -

**Price:** \$450,000

**Method:** Sale

**Date:** 11/09/2019

**Property Type:** Strata Unit/Flat



**605/250 Barkly St FOOTSCRAY 3011 (VG)**

**Agent Comments**

2   -   -

**Price:** \$425,000

**Method:** Sale

**Date:** 09/07/2019

**Property Type:** Strata Unit/Flat

**405/240 Barkly St FOOTSCRAY 3011 (VG)**

**Agent Comments**

2   -   -

**Price:** \$405,000

**Method:** Sale

**Date:** 25/07/2019

**Property Type:** Strata Unit/Flat