

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 3/711 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$697,500 Property Type Townhouse Suburb West Footscray

Period - From 04/10/2023 to 03/10/2024 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	3/219 Essex St WEST FOOTSCRAY 3012	\$765,000	05/07/2024
2	19/711 Barkly St WEST FOOTSCRAY 3012	\$755,000	26/04/2024
3	11/41 Thomson St MAIDSTONE 3012	\$743,000	05/04/2024

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: 04/10/2024 13:41



Property Type: Townhouse

Agent Comments

Comparable Properties



3/219 Essex St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$765,000

Method: Private Sale

Date: 05/07/2024

Property Type: Townhouse (Single)

19/711 Barkly St WEST FOOTSCRAY 3012 (VG) Agent Comments



Price: \$755,000

Method: Sale

Date: 26/04/2024

Property Type: Flat/Unit/Apartment (Res)



11/41 Thomson St MAIDSTONE 3012 (REI/VG) Agent Comments



Price: \$743,000

Method: Sold Before Auction

Date: 05/04/2024

Property Type: Townhouse (Res)