

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

504/240 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 2024

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

702/240 BARKLY STREET FOOTSCRAY VIC 3011	\$420,000	25-Sep-24
705/240 BARKLY STREET FOOTSCRAY VIC 3011	\$415,000	20-Jun-24
1019/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$440,000	21-Nov-24

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: 02 December 2024



**702/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$420,000** Sold Date **25-Sep-24**

Distance **0km**



**705/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$415,000** Sold Date **20-Jun-24**

Distance **0km**



**1019/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **21-Nov-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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