

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

204/699B BARKLY STREET WEST FOOTSCRAY VIC 3012

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

\$289,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2023

to

31 Mar 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

11/707 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$300,000	09-Apr-24
108/699A BARKLY STREET WEST FOOTSCRAY VIC 3012	\$280,000	09-Jan-24
2/30 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$285,000	10-Nov-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: 26 April 2024


**11/707 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 1
  1
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Sold Price

^{RS} **\$300,000** Sold Date **09-Apr-24**

Distance **0.08km**

**108/699A BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 1
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  -

Sold Price

\$280,000 Sold Date **09-Jan-24**

Distance **0.04km**

**2/30 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

 1
  1
  -

Sold Price

\$285,000 Sold Date **10-Nov-23**

Distance **1.21km**
RS = Recent sale

UN = Undisclosed Sale

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