

# 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

107/699c Barkly Street, West Footscray Vic 3012

### Indicative selling price

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

Range between \$420,000 & \$450,000

### Median sale price

Median price \$476,250 Property Type Unit Suburb West Footscray

Period - From 01/04/2019 to 31/03/2020 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	3/155-161 Gordon St FOOTSCRAY 3011	\$491,500	05/02/2020
2	19/155-161 Gordon St FOOTSCRAY 3011	\$440,000	15/05/2020
3	104/368 Geelong Rd WEST FOOTSCRAY 3012	\$420,000	20/02/2020

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:

15/07/2020 15:55

107/699c Barkly Street, West Footscray Vic 3012



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$450,000  
**Median Unit Price**  
Year ending March 2020: \$476,250

## Comparable Properties

**3/155-161 Gordon St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$491,500  
**Method:** Private Sale  
**Date:** 05/02/2020  
**Property Type:** Unit

**19/155-161 Gordon St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 15/05/2020  
**Rooms:** 3  
**Property Type:** Apartment

**104/368 Geelong Rd WEST FOOTSCRAY 3012 (VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Sale  
**Date:** 20/02/2020  
**Property Type:** Strata Unit/Flat

**Account** - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.