

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

3/12-16 Market 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/527 Barkly Street West Footscray VIC 3012	\$430,000	26-Oct-20
4/589 Barkly Street West Footscray VIC 3012	\$410,000	13-Nov-20
1/705 Barkly Street West Footscray VIC 3012	\$440,000	04-Feb-21

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: 25 February 2021



3/527 Barkly Street West Footscray VIC 3012

Sold Price **\$430,000** Sold Date **26-Oct-20**

2 1 1

Distance **0.19km**

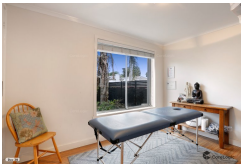


4/589 Barkly Street West Footscray VIC 3012

Sold Price **\$410,000** Sold Date **13-Nov-20**

1 1 1

Distance **0.4km**



1/705 Barkly Street West Footscray VIC 3012

Sold Price ^{RS} **\$440,000** Sold Date **04-Feb-21**

2 1 1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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