

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

8/711 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Dec 2021

to

30 Nov 2022

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

1/732 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$736,000	14-Jul-22
6/21 WARATAH STREET WEST FOOTSCRAY VIC 3012	\$705,000	21-Jul-22
2/11 SPURLING STREET MAIDSTONE VIC 3012	\$675,000	18-Oct-22

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: 07 December 2022


**1/732 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2
  2
  1

Sold Price

\$736,000

Sold Date

14-Jul-22

Distance

0.14km

**6/21 WARATAH STREET WEST
FOOTSCRAY VIC 3012**

 2
  2
  1

Sold Price

\$705,000

Sold Date

21-Jul-22

Distance

1.47km

**2/11 SPURLING STREET
MAIDSTONE VIC 3012**

 2
  2
  1

Sold Price

^{RS} **\$675,000**

Sold Date

18-Oct-22

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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