

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

804/240 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 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

502/240 Barkly Street Footscray VIC 3011	\$420,000	15-Feb-21
24/20 French Street Footscray VIC 3011	\$420,000	05-Oct-20
309/55 Hopkins Street Footscray VIC 3011	\$420,000	28-Oct-20

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: 15 March 2021

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502/240 Barkly Street Footscray VIC 3011

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **15-Feb-21**

2 1 1

Distance -



24/20 French Street Footscray VIC 3011

Sold Price **\$420,000** Sold Date **05-Oct-20**

2 1 1

Distance **0.27km**



309/55 Hopkins Street Footscray VIC 3011

Sold Price Sold Date **28-Oct-20**

2 1 1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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