



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$410,000 - \$450,000
Median Unit Price
 Year ending March 2017: \$426,250

Comparable Properties



1/23 Pickett St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 01/05/2017
Rooms: 4
Property Type: Apartment



13-15 Nicholson St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$440,000
Method: Auction Sale
Date: 19/11/2016
Rooms: 3
Property Type: Apartment



11/44 Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$431,000
Method: Sold Before Auction
Date: 28/11/2016
Rooms: 4
Property Type: Apartment

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

804/234 Barkly Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000

&

\$450,000

Median sale price

Median price \$426,250

Unit X

Suburb Footscray

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
1/23 Pickett St FOOTSCRAY 3011	\$440,000	01/05/2017
13-15 Nicholson St FOOTSCRAY 3011	\$440,000	19/11/2016
11/44 Everard St FOOTSCRAY 3011	\$431,000	28/11/2016