

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 g1/699c Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$425,000 & \$440,000

Median sale price

Median price \$437,500 House Unit X Suburb West Footscray

Period - From 01/01/2018 to 31/12/2018 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	3/48 Eucalyptus Dr MAIDSTONE 3012	\$440,000	06/12/2018
2	3/62-64 Rupert St WEST FOOTSCRAY 3012	\$430,000	07/03/2019
3	11/155 Gordon St FOOTSCRAY 3011	\$430,000	06/12/2018

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.



Rooms:
Property Type: House (New - Detached)
Agent Comments

Indicative Selling Price
 \$425,000 - \$440,000
Median Unit Price
 Year ending December 2018: \$437,500

Comparable Properties



3/48 Eucalyptus Dr MAIDSTONE 3012 (REI/VG) **Agent Comments**



Price: \$440,000
Method: Sold Before Auction
Date: 06/12/2018
Rooms: -
Property Type: Townhouse (Res)



3/62-64 Rupert St WEST FOOTSCRAY 3012 (REI) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 07/03/2019
Rooms: 1
Property Type: Flat/Unit/Apartment (Res)



11/155 Gordon St FOOTSCRAY 3011 (REI/VG) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 06/12/2018
Rooms: -
Property Type: Apartment