

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

808/240 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

\$297,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2022

to

31 Jan 2023

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

406/240 BARKLY STREET FOOTSCRAY VIC 3011	\$285,000	26-Aug-22
101/250 BARKLY STREET FOOTSCRAY VIC 3011	\$340,000	28-Sep-22
901/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$290,000	29-Sep-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: 23 February 2023



406/240 BARKLY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$285,000** Sold Date **26-Aug-22**

Distance **0km**



101/250 BARKLY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$340,000** Sold Date **28-Sep-22**

Distance **0.05km**



901/59 PAISLEY STREET FOOTSCRAY VIC 3011

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Sold Price **\$290,000** Sold Date **29-Sep-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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