

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

4/158 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Footscray

Period - From 01/07/2022

to

30/06/2023

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	21/158 Barkly St FOOTSCRAY 3011	\$375,000	18/02/2023
2	11/54 Napier St FOOTSCRAY 3011	\$365,000	09/03/2023
3	701/59 Paisley St FOOTSCRAY 3011	\$330,000	15/05/2023

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.~~

This Statement of Information was prepared on:

07/08/2023 15:37



Property Type: Retail
Store/Showroom
Land Size: 983 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Unit Price
Year ending June 2023: \$480,000

Comparable Properties

21/158 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 18/02/2023
Property Type: Strata Unit/Flat



11/54 Napier St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 09/03/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



701/59 Paisley St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 15/05/2023
Property Type: Apartment
Land Size: 278 sqm approx