

## 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

413/250 BARKLY STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 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

702/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$500,000	03-Aug-23
12/49 HYDE STREET FOOTSCRAY VIC 3011	\$500,000	10-Jun-23
103/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$505,000	04-Jun-23

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: 04 December 2023

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**702/277-287 BARKLY STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$500,000** Sold Date **03-Aug-23**

Distance **0.13km**



**12/49 HYDE STREET FOOTSCRAY  
VIC 3011**

2 1 1

Sold Price

Sold Date **10-Jun-23**

Distance **0.85km**



**103/9 HEWITT AVENUE  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price

**\$505,000** Sold Date **04-Jun-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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