

## 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

4/705 Barkly Street, West Footscray Vic 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

#### Median sale price

Median price \$445,000

House

Unit

X

Suburb

West Footscray

Period - From 01/07/2018

to

30/06/2019

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	8/24 Southampton St FOOTSCRAY 3011	\$400,000	28/05/2019
2	6/36 Edgar St KINGSVILLE 3012	\$365,000	08/04/2019
3	7/258 Ballarat Rd FOOTSCRAY 3011	\$351,000	06/07/2019

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.



2   -  

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$375,000

**Median Unit Price**  
Year ending June 2019: \$445,000

## Comparable Properties



**8/24 Southampton St FOOTSCRAY 3011 (VG)**   **Agent Comments**

2   -   -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 28/05/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**6/36 Edgar St KINGSVILLE 3012 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 08/04/2019  
**Rooms:** -  
**Property Type:** Flat



**7/258 Ballarat Rd FOOTSCRAY 3011 (REI)**   **Agent Comments**

2   1   1

**Price:** \$351,000  
**Method:** Sold Before Auction  
**Date:** 06/07/2019  
**Rooms:** -  
**Property Type:** Apartment