

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

105/277-287 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

or range
between

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 2025

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

209B/8 FALCON COURT FOOTSCRAY VIC 3011	\$350,000	01-Mar-25
13 SWALLOW LANE FOOTSCRAY VIC 3011	\$400,000	22-Nov-24
203/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	08-Nov-24

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: 01 May 2025



209B/8 FALCON COURT FOOTSCRAY VIC 3011

Sold Price **\$350,000** Sold Date **01-Mar-25**

1 1 -

Distance **0.83km**

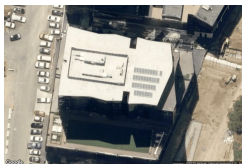


13 SWALLOW LANE FOOTSCRAY VIC 3011

Sold Price **\$400,000** Sold Date **22-Nov-24**

1 1 -

Distance **1.18km**



203/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price Sold Date **08-Nov-24**

1 1 -

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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