

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

201a/699 Barkly Street, West Footscray Vic 3012

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$538,500 Property Type Unit Suburb West Footscray

Period - From 01/04/2024 to 30/06/2024 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	3/12 Carmichael St WEST FOOTSCRAY 3012	\$277,000	16/05/2024
2	204/699b Barkly St WEST FOOTSCRAY 3012	\$289,000	09/05/2024
3	11/707 Barkly St WEST FOOTSCRAY 3012	\$300,000	09/04/2024

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: 06/09/2024 13:28



Property Type:
Agent Comments

Indicative Selling Price
\$275,000 - \$300,000
Median Unit Price
June quarter 2024: \$538,500

Comparable Properties



3/12 Carmichael St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$277,000
Method: Private Sale
Date: 16/05/2024
Property Type: Apartment



204/699b Barkly St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$289,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit



11/707 Barkly St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$300,000
Method: Private Sale
Date: 09/04/2024
Property Type: Unit