## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/711 Barkly Street, West Footscray Vic 3012

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$740,000		&		\$810,000			
Median sale p	rice							
Median price	\$946,250	Pro	operty Type	Hou	se		Suburb	West Footscray
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/49 Bishop St KINGSVILLE 3012	\$812,500	06/04/2025
2	143 Suffolk St WEST FOOTSCRAY 3012	\$785,000	18/12/2024
3	7 Banksia Ct WEST FOOTSCRAY 3012	\$772,000	26/11/2024

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:

02/05/2025 13:48









Property Type: Townhouse (Res) Agent Comments

**Indicative Selling Price** \$740,000 - \$810,000 **Median House Price** Year ending March 2025: \$946,250

# **Comparable Properties**



3/49 Bishop St KINGSVILLE 3012 (REI) 1



Price: \$812,500 Method: Sold Before Auction Date: 06/04/2025 Property Type: Townhouse (Single)

143 Suffolk St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$785,000 Method: Private Sale Date: 18/12/2024 Property Type: Townhouse (Single) Land Size: 171 sqm approx



7 Banksia Ct WEST FOOTSCRAY 3012 (VG)

3

Price: \$772,000

Method: Sale Date: 26/11/2024 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9803 0400



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