

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

310/250 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 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

310B/8 FALCON COURT FOOTSCRAY VIC 3011	\$350,000	23-Oct-24
913/1 MORELAND STREET FOOTSCRAY VIC 3011	\$368,000	22-Mar-25
513/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$360,000	13-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: 22 April 2025



**310B/8 FALCON COURT
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$350,000** Sold Date **23-Oct-24**

Distance **0.73km**



**913/1 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$368,000** Sold Date **22-Mar-25**

Distance **1.11km**



**513/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$360,000** Sold Date **13-Nov-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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