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	507/240 Barkly Street, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$420,000	&	\$445,000

Median sale price

Median price	\$465,000	Pro	perty Type	Unit		Suburb	Footscray
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1002/240 Barkly St FOOTSCRAY 3011	\$417,500	11/04/2025
2	211/250 Barkly St FOOTSCRAY 3011	\$510,000	17/01/2025
3	504/240 Barkly St FOOTSCRAY 3011	\$410,000	20/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/05/2025 16:26









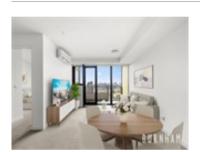




Property Type: Agent Comments

Indicative Selling Price \$420,000 - \$445,000 **Median Unit Price** Year ending March 2025: \$465,000

Comparable Properties



1002/240 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

Price: \$417,500 Method: Private Sale Date: 11/04/2025

Property Type: Apartment



211/250 Barkly St FOOTSCRAY 3011 (REI/VG)



Agent Comments

Price: \$510,000 Method: Private Sale Date: 17/01/2025

Property Type: Apartment



504/240 Barkly St FOOTSCRAY 3011 (REI/VG)

Price: \$410,000 Method: Private Sale

Date: 20/12/2024 Property Type: Apartment **Agent Comments**

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733





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