

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

G05/699B BARKLY STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

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

302/699A BARKLY STREET WEST FOOTSCRAY VIC 3012	\$370,000	07-Jun-24
19/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012	\$420,000	31-Aug-24
104/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$420,000	10-Apr-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: 2 December 2024

**302/699A BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 2 1

Sold Price

\$370,000

Sold Date

07-Jun-24

Distance

0km**19/22 BLANDFORD STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

^{RS}**\$420,000**

Sold Date

31-Aug-24

Distance

0.86km**104/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$420,000

Sold Date

10-Apr-24

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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