

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

G01/699B 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

13/705 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$400,000	11-Feb-23
101/690 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$405,000	27-Apr-23

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: 02 June 2023

**13/705 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$400,000** Sold Date **11-Feb-23**Distance **0.03km****101/690 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price ^{RS} **\$405,000** Sold Date **27-Apr-23**Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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