

## 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

506/240 Barkly Street Footscray VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$295,000

&

\$324,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2019

to

30 Sep 2020

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

743/18 Albert Street Footscray VIC 3011	\$350,000	21-May-20
511/55 Hopkins Street Footscray VIC 3011	\$306,000	20-Jun-20
23/31 Moreland Street Footscray VIC 3011	\$344,000	11-Sep-20

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: 05 October 2020



**743/18 Albert Street Footscray VIC 3011** Sold Price **\$350,000** Sold Date **21-May-20**

 1  1  1

Distance **0.28km**



**511/55 Hopkins Street Footscray VIC 3011** Sold Price **\$306,000** Sold Date **20-Jun-20**

 1  1  1

Distance **0.79km**



**23/31 Moreland Street Footscray VIC 3011** Sold Price <sup>RS</sup> **\$344,000** Sold Date **11-Sep-20**

 1  1  1

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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