



STATEMENT OF INFORMATION

502/240 BARKLY STREET, FOOTSCRAY, VIC-3011

PREPARED BY PRESTIGE GROUP REAL ESTATE, 1025 HIGH STREET, ARMADALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



502/240 BARKLY STREET,

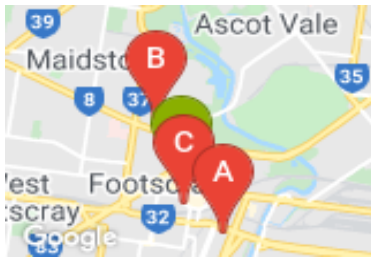
 2  1  1

Indicative Selling Price

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

Price Range: \$410,000 to \$430,000

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$445,500

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



17/99 COWPER ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$424,000**

Sale Date: 28/11/2020

Distance from Property: 879m



1/4 ELDRIDGE ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$420,000**

Sale Date: 29/10/2020

Distance from Property: 1km



24/20 FRENCH ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

\$420,000

Sale Date: 05/10/2020

Distance from Property: 250m



This report has been compiled on 13/01/2021 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

502/240 BARKLY STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range: \$410,000 to \$430,000

Median sale price

Median price \$445,500

Property type

Unit

Suburb

FOOTSCRAY

Period 01 January 2020 to 31 December 2020

Source

 pricfinder

Comparable property sales

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

Price

Date of sale

17/99 COWPER ST, FOOTSCRAY, VIC 3011	*\$424,000	28/11/2020
1/4 ELDRIDGE ST, FOOTSCRAY, VIC 3011	*\$420,000	29/10/2020
24/20 FRENCH ST, FOOTSCRAY, VIC 3011	\$420,000	05/10/2020

This Statement of Information was prepared

13/01/2021