

STATEMENT OF INFORMATION

9/709 BARKLY STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



P. DI NATALE

WERRIBEE
44 Watton Street Werribee Victoria 3030
E pdnw@pdinatala.com.au F 03 9741 9453

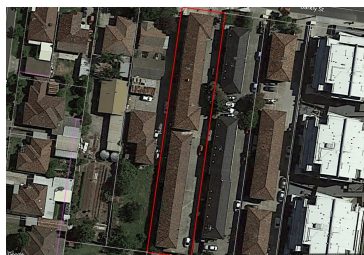
FOOTSCRAY
225 Barkly Street Footscray Victoria 3011
E pdnf@pdinatala.com.au F 03 9687 5320

Real Estate Agents Property Managers Body Corporate Managers Auctioneers

PH: 1300 997 553 www.pdinatala.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/709 BARKLY STREET, WEST

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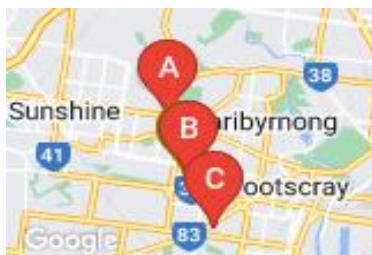
Indicative Selling Price

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

Price Range: \$240,000 to \$260,000

Provided by: Craig Vilcins, P Di Natale Real Estate

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$610,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

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.



219/251 BALLARAT RD, BRAYBROOK, VIC

1
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 1

Sale Price

\$265,000

Sale Date: 19/09/2022

Distance from Property: 1.8km



10/707 BARKLY ST, WEST FOOTSCRAY, VIC

1
 1
 1

Sale Price

\$270,000

Sale Date: 08/09/2022

Distance from Property: 16m



7/20 BISHOP ST, KINGSVILLE, VIC 3012

1
 1
 1

Sale Price

\$285,000

Sale Date: 20/08/2022

Distance from Property: 1.6km



This report has been compiled on 22/03/2023 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2023 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9/709 BARKLY STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:

\$240,000 to \$260,000

Median sale price

Median price

\$610,000

Property type

Unit

Suburb

WEST FOOTSCRAY

Period

01 January 2022 to 31 December 2022

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 property

Price

Date of sale

219/251 BALLARAT RD, BRAYBROOK, VIC 3019	\$265,000	19/09/2022
10/707 BARKLY ST, WEST FOOTSCRAY, VIC 3012	\$270,000	08/09/2022
7/20 BISHOP ST, KINGSVILLE, VIC 3012	\$285,000	20/08/2022

This Statement of Information was prepared on:

22/03/2023