

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

8/745 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Dec 2022

to

30 Nov 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

301/30 ASHLEY STREET WEST FOOTSCRAY VIC 3012	\$395,000	15-Jul-23
2/150 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$388,000	26-Aug-23
12/659 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$350,000	14-Mar-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: 20 December 2023

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**301/30 ASHLEY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$395,000

Sold Date

15-Jul-23

Distance

0.05km



**2/150 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$388,000

Sold Date

26-Aug-23

Distance

0.27km



**12/659 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$350,000

Sold Date

14-Mar-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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