

## 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

1108/240 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

\$285,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

310/240 BARKLY STREET FOOTSCRAY VIC 3011	\$300,000	08-Sep-23
1204/240 BARKLY STREET FOOTSCRAY VIC 3011	\$291,000	27-Sep-23
15/158 BARKLY STREET FOOTSCRAY VIC 3011	\$350,000	21-Aug-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: 01 November 2023

**310/240 BARKLY STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$300,000** Sold Date **08-Sep-23**Distance **0km****1204/240 BARKLY STREET  
FOOTSCRAY VIC 3011**

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Sold Price <sup>RS</sup> **\$291,000** Sold Date **27-Sep-23**Distance **0km****15/158 BARKLY STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$350,000** Sold Date **21-Aug-23**Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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