

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

1204/240 BARKLY STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price

or range
between

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

312/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$317,000	14-Feb-23
313/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$320,000	03-Apr-23
102/80 SPEAKMEN STREET KENSINGTON VIC 3031	\$339,000	16-Nov-22

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: 25 July 2023

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312/55 HOPKINS STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price **\$317,000** Sold Date **14-Feb-23**

Distance **0.79km**



313/55 HOPKINS STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price **\$320,000** Sold Date **03-Apr-23**

Distance **0.79km**



102/80 SPEAKMEN STREET KENSINGTON VIC 3031

 1  1  1

Sold Price **\$339,000** Sold Date **16-Nov-22**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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