

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

1206/240 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

\$300,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 2024

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

1108/240 BARKLY STREET FOOTSCRAY VIC 3011	\$300,000	06-Feb-24
601/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$320,000	20-Sep-23
101/64 GEELONG ROAD FOOTSCRAY VIC 3011	\$370,000	25-Sep-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: 12 February 2024

**1108/240 BARKLY STREET
FOOTSCRAY VIC 3011**

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Sold Price ^{RS} **\$300,000** Sold Date **06-Feb-24**Distance **0.05km****601/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$320,000** Sold Date **20-Sep-23**Distance **0.78km****101/64 GEELONG ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$370,000** Sold Date **25-Sep-23**Distance **0.31km****RS** = Recent sale**UN** = Undisclosed Sale

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