

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

201/690 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

or range
between

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2023

to

31 May 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

115/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$530,000	27-Feb-24
3/17 BEAUMONT PARADE WEST FOOTSCRAY VIC 3012	\$450,000	01-Mar-24
204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	14-May-24

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.~~

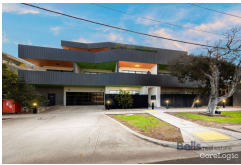
This Statement of Information was prepared on: 25 June 2024

**115/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

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Sold Price **\$530,000** Sold Date **27-Feb-24**Distance **1.17km****3/17 BEAUMONT PARADE WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$450,000** Sold Date **01-Mar-24**Distance **1.32km****204/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$440,000** Sold Date **14-May-24**Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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