

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

24/709 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

\$430,000

&

\$470,000

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

3/28 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$437,000	21-May-24
204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	17-May-24
2/10 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$440,000	22-Dec-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: 11 June 2024



**3/28 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

^{RS} **\$437,000**

Sold Date **21-May-24**

Distance **1.02km**



**204/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

^{RS} **\$440,000**

Sold Date **17-May-24**

Distance **1.4km**



**2/10 HATFIELD COURT WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price

\$440,000

Sold Date **22-Dec-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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