

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

3/630 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2023

to

30 Apr 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

8/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$530,000	20-Feb-24
3/1 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$535,000	31-Mar-24
2/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$570,000	25-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: 27 May 2024

**8/1 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$530,000** Sold Date **20-Feb-24**Distance **0.58km****3/1 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price **\$535,000** Sold Date **31-Mar-24**Distance **0.58km****2/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price ^{RS} **\$570,000** Sold Date **25-May-24**Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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