

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 3/688-670 Barkly Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median sale price

Median price \$736,500 Property Type Townhouse Suburb West Footscray

Period - From 03/11/2022 to 02/11/2023 Source REIV

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 six 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
1	4/6 Margot St WEST FOOTSCRAY 3012	\$690,000	29/07/2023
2	2/711 Barkly St WEST FOOTSCRAY 3012	\$670,000	15/08/2023
3	2/614 Barkly St WEST FOOTSCRAY 3012	\$640,000	23/09/2023

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 six months.~~

This Statement of Information was prepared on: 03/11/2023 12:54



Rooms: 6

Property Type:

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Townhouse Price

03/11/2022 - 02/11/2023: \$736,500

Comparable Properties

4/6 Margot St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

2/711 Barkly St WEST FOOTSCRAY 3012 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 15/08/2023

Property Type: Flat/Unit/Apartment (Res)

2/614 Barkly St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Villa

