

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

4/158 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb Footscray

Period - From 29/04/2023

to 28/04/2024

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	9/158 Barkly St FOOTSCRAY 3011	\$322,500	09/11/2023
2	22/158 Barkly St FOOTSCRAY 3011	\$290,000	21/11/2023
3			

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:

29/04/2024 16:28



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
29/04/2023 - 28/04/2024: \$487,500

Comparable Properties



9/158 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 -

Price: \$322,500
Method: Private Sale
Date: 09/11/2023
Property Type: Apartment

22/158 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$290,000
Method: Sale
Date: 21/11/2023
Property Type: Strata Unit/Flat

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.

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