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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale pi	rice							
Median price	\$487,500	Pro	operty Type	Unit			Suburb	Footscray
Period - From	29/04/2023	to	28/04/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



hockingstuart





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



Price: \$322,500 Method: Private Sale

9/158 Barkly St FOOTSCRAY 3011 (REI)

Method: Private Sale Date: 09/11/2023 Property Type: Apartment

22/158 Barkly St FOOTSCRAY 3011 (VG)



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

Agent Comments

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.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

propertydata



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