

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

704/250 BARKLY STREET FOOTSCRAY VIC 3011

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

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 2023

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

101/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	03-Jun-23
509/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$510,000	25-Mar-23
24/44 EVERARD STREET FOOTSCRAY VIC 3011	\$530,000	09-Jun-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: 28 July 2023



**101/61 DROOP STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$500,000** Sold Date **03-Jun-23**

Distance **0.33km**



**509/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$510,000** Sold Date **25-Mar-23**

Distance **0.99km**



**24/44 EVERARD STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **09-Jun-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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