

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

9/614 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

\$500,000

&

\$550,000

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

9/624 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$600,000	24-Apr-24
8/119 ESSEX STREET WEST FOOTSCRAY VIC 3012	\$641,000	16-Mar-24
1/698 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$520,000	20-Apr-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: 07 May 2024

**9/624 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$600,000

Sold Date

24-Apr-24

Distance

0.07km**8/119 ESSEX STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$641,000

Sold Date

16-Mar-24

Distance

0.32km**1/698 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

RS

\$520,000

Sold Date

20-Apr-24

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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