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	482 Barkly Street, Footscray Vic 3011

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $987,500 Property Type House Suburb Footscray

Period - From 01/04/2023 to 31/03/2024 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	23 Exhibition St WEST FOOTSCRAY 3012	$880,000	13/04/2024
2	5 Southampton St FOOTSCRAY 3011	$830,000	12/04/2024
3	304 Essex St WEST FOOTSCRAY 3012	$755,000	02/03/2024

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: 23/04/2024 12:06

482 Barkly Street, Footscray Vic 3011

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: House
Land Size: 290 sqm approx

Indicative Selling Price
$760,000 - $820,000
Median House Price
Year ending March 2024: $987,500

Agent Comments

Original single front on a corner block offering 2 bed, 1 bath & 1 car.

Comparable Properties



23 Exhibition St WEST FOOTSCRAY 3012 (REI)

2 1 2

Price: $880,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 263 sqm approx

Agent Comments

Renovated on smaller land.



5 Southampton St FOOTSCRAY 3011 (REI)

2 1 -

Price: $830,000
Method: Private Sale
Date: 12/04/2024
Property Type: House

Agent Comments

Renovated without parking.



304 Essex St WEST FOOTSCRAY 3012 (REI/VG)

3 1 3

Price: $755,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments

Bigger block in West Footscray.

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