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	702/240 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	Footscray
Period-from	01 Aug 2023	to	31 Jul 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.

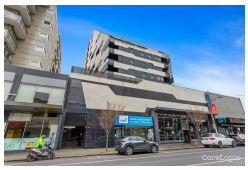
Address of comparable property	Price	Date of sale
705/240 BARKLY STREET FOOTSCRAY VIC 3011	$415,000	20-Jun-24
807/240 BARKLY STREET FOOTSCRAY VIC 3011	$400,000	13-Jun-24
1104/240 BARKLY STREET FOOTSCRAY VIC 3011	$425,000	18-Apr-24

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: 21 August 2024

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705/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price RS $415,000 Sold Date 20-Jun-24

Distance 0km



807/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price RS $400,000 Sold Date 13-Jun-24

Distance 0km



1104/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price $425,000 Sold Date 18-Apr-24

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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