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Statement of Information

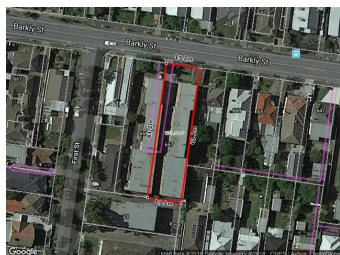
2/657 BARKLY STREET, WEST FOOTSCRAY, VIC

Prepared by Joseph Tadros, First National Real Estate D&K



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/657 BARKLY STREET, WEST

1 1 1

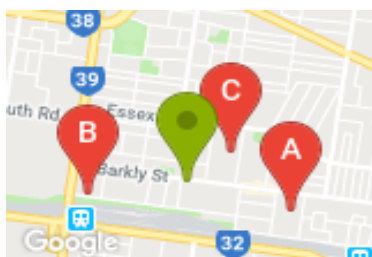
Indicative Selling Price

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

Price Range: **\$270,000 to \$297,000**

Provided by: Joseph Tadros, First National Real Estate D&K

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$321,000

01 January 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/10 CARMICHAEL ST, WEST FOOTSCRAY, VIC

1 1 1

Sale Price

\$295,000

Sale Date: 28/03/2018

Distance from Property: 707m



10/172 RUPERT ST, WEST FOOTSCRAY, VIC

1 1 1

Sale Price

\$322,000

Sale Date: 09/03/2018

Distance from Property: 651m



6/30 ARGYLE ST, WEST FOOTSCRAY, VIC 3012

1 1 1

Sale Price

****\$365,000**

Sale Date: 08/02/2018

Distance from Property: 354m



This report has been compiled on 10/08/2018 by First National Real Estate D&K. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/657 BARKLY STREET, WEST FOOTSCRAY, VIC

Indicative selling price

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

Price Range: \$270,000 to \$297,000

Median sale price

Median price \$321,000

House

Unit

X

Suburb

WEST FOOTSCRAY

Period 01 January 2018 to 30 June 2018

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
2/10 CARMICHAEL ST, WEST FOOTSCRAY, VIC 3012	\$295,000	28/03/2018
10/172 RUPERT ST, WEST FOOTSCRAY, VIC 3012	\$322,000	09/03/2018
6/30 ARGYLE ST, WEST FOOTSCRAY, VIC 3012	**\$365,000	08/02/2018