

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

409/250 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 2025

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

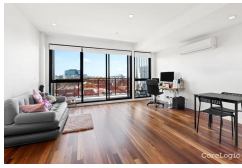
Date of sale

722/18 ALBERT STREET FOOTSCRAY VIC 3011	\$350,000	20-May-25
812/1 MORELAND STREET FOOTSCRAY VIC 3011	\$350,000	26-May-25
209B/8 FALCON COURT FOOTSCRAY VIC 3011	\$350,000	01-Mar-25

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: 24 June 2025

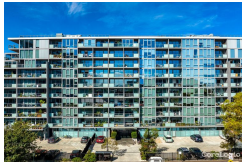


722/18 ALBERT STREET FOOTSCRAY VIC 3011

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Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **20-May-25**

Distance **0.26km**



812/1 MORELAND STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

Sold Date **26-May-25**

Distance **1.11km**



209B/8 FALCON COURT FOOTSCRAY VIC 3011

1 1 -

Sold Price **\$350,000** Sold Date **01-Mar-25**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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