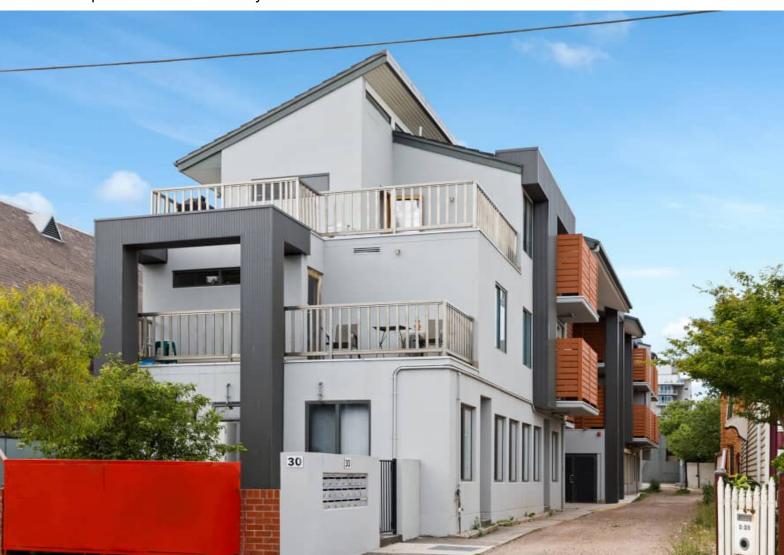


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## Statement of Information

Prepared on 22nd February 2024



#### 7/30 Pickett Street FOOTSCRAY VIC 3011

Raine & Horne St Albans 352 Main Rd West ST ALBANS VIC 3021

w: 03 9367 9888

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sal	е					
Address Including suburb and postcode	7/30 PICKETT 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	\$190,000	&	\$205,000
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$495,000	Property type		Unit	Suburb	Footscray
Period-from	01 Dec 2022	2022 to 30 Nov 2023 S			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					)	Date of sale
OR						

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: 22 February 2024



В\*