

15/23 Pickett Street, Footscray Vic 3011



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$489,000

Median Unit Price: Year ending September 2018: \$425,000

Agent Comments: Light and bright apartment with secure undercover car park. Has stainless steel appliances, including gas cooking and dishwasher. Has internal laundry facilities.

Comparable Properties



203/72 Cross Street, Footscray 3011 (REI)

2 Bed 1 Bath 2 Car

Price: \$495,000

Method: Auction Sale

Date: 08/12/2018

Property Type: Apartment

Agent Comments: Modern apartment with balcony and off street parking.



2/102 Cross Street, West Footscray 3012 (REI)

2 Bed 1 Bath 1 Car

Price: \$475,000

Method: Auction Sale

Date: 24/11/2018

Property Type: Apartment

Agent Comments: Modern apartment with balcony and off street parking.



1031/18 Albert Street, Footscray 3011 (VG)

2 Bed 2 Bath 1 Car

Price: \$440,000

Method: Auction Sale

Date: 24/11/2018

Property Type: Apartment

Agent Comments: Modern apartment with balcony and off street parking.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	15/23 Pickett Street, Footscray Vic 3011
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Indicative selling price

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

Single price	\$489,000
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Median sale price

Median price	\$425,000	Unit	X	Suburb	Footscray
Period - From	01/10/2017	to	30/09/2018	Source	REIV

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
203/72 Cross Street, FOOTSCRAY 3011	\$495,000	08/12/2018
2/102 Cross Street, WEST FOOTSCRAY 3012	\$475,000	24/11/2018
1031/18 Albert Street, FOOTSCRAY 3011	\$440,000	24/11/2018