

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

11/23 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2021

to

31 May 2022

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

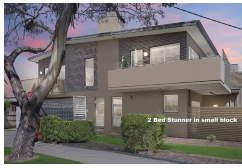
Date of sale

8/23 PICKETT STREET FOOTSCRAY VIC 3011	\$462,500	11-Feb-22
3/20 FRENCH STREET FOOTSCRAY VIC 3011	\$455,000	19-Mar-22
19/155 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	11-Dec-21

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: 10 June 2022



8/23 PICKETT STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$462,500** Sold Date **11-Feb-22**

Distance -



3/20 FRENCH STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$455,000** Sold Date **19-Mar-22**

Distance **0.12km**



19/155 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$450,000** Sold Date **11-Dec-21**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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