

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

2/35 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

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

12/49 NAPIER STREET FOOTSCRAY VIC 3011	\$350,000	17-Jun-24
301/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$400,000	21-Mar-24
807/240 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	25-May-24

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: 19 September 2024

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**12/49 NAPIER STREET
FOOTSCRAY VIC 3011** 2  1  1

Sold Price

\$350,000

Sold Date

17-Jun-24

Distance

0.74km**301/90 BUCKLEY STREET
FOOTSCRAY VIC 3011** 2  1  1

Sold Price

\$400,000

Sold Date

21-Mar-24

Distance

0.16km**807/240 BARKLY STREET
FOOTSCRAY VIC 3011** 2  1  1

Sold Price

Sold Date

25-May-24

Distance

0.35km**RS** = Recent sale**UN** = Undisclosed Sale

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