

## 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

3/23 Pickett Street Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 807/59 Paisley Street Footscray VIC 3011 | \$462,000 | 10-Apr-21 |
| 2/49 Hyde Street Footscray VIC 3011      | \$470,000 | 09-Feb-21 |
| 4/4 Eldridge Street Footscray VIC 3011   | \$465,000 | 10-Apr-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: 29 April 2021



### 807/59 Paisley Street Footscray VIC 3011

2 2 1

Sold Price

<sup>RS</sup>

**\$462,000**

Sold Date

**10-Apr-21**

Distance

**0.17km**



### 2/49 Hyde Street Footscray VIC 3011

2 1 1

Sold Price

**\$470,000**

Sold Date

**09-Feb-21**

Distance

**0.64km**



### 4/4 Eldridge Street Footscray VIC 3011

2 1 1

Sold Price

<sup>RS</sup>

**\$465,000**

Sold Date

**10-Apr-21**

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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