

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,800

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 601/90 Buckley Street Footscray VIC 3011 | \$490,000 | 23-Dec-19 |
| 905/59 Paisley Street Footscray VIC 3011 | \$445,000 | 07-Jan-20 |
|                                          |           |           |

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: 24 January 2020



**601/90 Buckley Street Footscray  
VIC 3011**

Sold Price **\$490,000** Sold Date **23-Dec-19**

2 2 1

Distance **0.16km**

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**905/59 Paisley Street Footscray  
VIC 3011**

Sold Price **\$445,000** Sold Date **07-Jan-20**

2 2 1

Distance **0.19km**

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

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