

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

1/23 Pickett Street, Footscray Vic 3011

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$458,000

Property Type Unit

Suburb Footscray

Period - From 04/02/2020

to

03/02/2021

Source REIV

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 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
1	14/23 Pickett St FOOTSCRAY 3011	\$537,500	06/11/2020
2	838/18 Albert St FOOTSCRAY 3011	\$470,000	10/11/2020
3	7/23 Pickett St FOOTSCRAY 3011	\$455,000	20/11/2020

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 six months.~~

This Statement of Information was prepared on:

04/02/2021 11:45

1/23 Pickett Street, Footscray Vic 3011

Tony Gerace
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 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

04/02/2020 - 03/02/2021: \$458,000

Comparable Properties



14/23 Pickett St FOOTSCRAY 3011 (REI)

Agent Comments

 2  1  1

Price: \$537,500

Method: Private Sale

Date: 06/11/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)



838/18 Albert St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  2  1

Price: \$470,000

Method: Private Sale

Date: 10/11/2020

Property Type: Apartment



7/23 Pickett St FOOTSCRAY 3011 (REI)

Agent Comments

 2  1  1

Price: \$455,000

Method: Private Sale

Date: 20/11/2020

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.