

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

11/30 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

\$165,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

Address of comparable property	Price	Date of sale
16/30 PICKETT STREET FOOTSCRAY VIC 3011	\$195,000	23-Jan-24
5/39 HYDE STREET FOOTSCRAY VIC 3011	\$255,000	14-Nov-23

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: 05 March 2024



**16/30 PICKETT STREET
 FOOTSCRAY VIC 3011**

 1  1  -

Sold Price **\$195,000** Sold Date **23-Jan-24**

Distance **0km**



**5/39 HYDE STREET FOOTSCRAY
 VIC 3011**

 1  1  2

Sold Price **\$255,000** Sold Date **14-Nov-23**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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