

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

3/30 Pickett Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$165,000

&

\$170,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Footscray

Period - From

01/04/2024

to

30/06/2024

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	7/30 Pickett St FOOTSCRAY 3011	\$192,500	08/05/2024
2	15/30 Pickett St FOOTSCRAY 3011	\$210,000	28/03/2024
3	11/30 Pickett St FOOTSCRAY 3011	\$175,000	23/03/2024

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:

4 December 2024

3/30 Pickett Street, Footscray Vic 3011

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$165,000 - \$170,000
Median Unit Price
June quarter 2024: \$465,000

Comparable Properties



7/30 Pickett St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 -

Price: \$192,500
Method: Private Sale
Date: 08/05/2024
Property Type: Studio Apartment
Land Size: 412 sqm approx

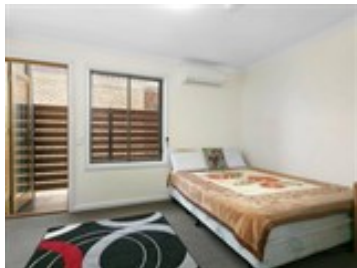


15/30 Pickett St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 -

Price: \$210,000
Method: Private Sale
Date: 28/03/2024
Property Type: Unit



11/30 Pickett St FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$175,000
Method: Sale
Date: 23/03/2024
Property Type: Strata Unit/Flat

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



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