

## 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

5/23 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)

Price range

\$320,000

&

\$350,000

### Median sale price

Median price

\$436,500

Property Type

Unit

Suburb

Footscray

Period - From

23/03/2019

to

22/03/2020

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	2/90 Charles St SEDDON 3011	\$465,000	29/02/2020
2	210/9 Hewitt Av FOOTSCRAY 3011	\$400,000	03/10/2019
3	18/106 Cross St WEST FOOTSCRAY 3012	\$365,000	01/11/2019

**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:

19 September 2023

5/23 Pickett Street, Footscray Vic 3011



1 bed 0 bath 1 car

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

23/03/2019 - 22/03/2020: \$436,500

## Comparable Properties

2/90 Charles St SEDDON 3011 (REI)

**Agent Comments**

1 bed 1 bath 0 car

**Price:** \$465,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Apartment

210/9 Hewitt Av FOOTSCRAY 3011 (VG)

**Agent Comments**

1 bed 0 bath 0 car

**Price:** \$400,000

**Method:** Sale

**Date:** 03/10/2019

**Property Type:** Strata Unit/Flat



18/106 Cross St WEST FOOTSCRAY 3012 (VG) **Agent Comments**

1 bed 0 bath 0 car

**Price:** \$365,000

**Method:** Sale

**Date:** 01/11/2019

**Property Type:** Flat/Unit/Apartment (Res)

**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.