

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10/30 Pickett Street, Footscray

Indicative selling price

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

Single price \$ or range between \$185,000 & \$200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$426,250 *House *Unit X Suburb Footscray

Period - From 18/05/2016 to 19/05/2017 Source REIV Property Data

Comparable property sales

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. 16/30 Pickett Street, Footscray	\$180,000	06/12/2016
2. 2/3 Eldridge Street, Footscray	\$216,000	04/02/2017
3. 102/29a Leeds Street, Footscray	\$218,350	13/12/2016

SEDDON FOOTSCRAY DEER PARK