

## Statement of Information

### Internet advertising for single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 55 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)

(\*Enter a single price or range as applicable)

Single price  or range between \$1,400,000 & \$1,540,000

#### Median sale price

Median price \$850,000 \*House x \*Unit  Suburb Footscray

Period - From 1 Apr 2017 to 30 June 2017 Source RP Data

#### 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 6 The Crescent Footscray VIC 3011	\$1,375,000	8 Apr 2017
2 11 Geelong Road Footscray VIC 3011	\$1,250,000	3 Aug 2017
3 16 Southampton Street Footscray	\$1,320,000	4 May 2017

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.