

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

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.