

# 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

15/30 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)

Range between \$200,000 & \$220,000

### Median sale price

Median price \$410,000 Property Type Unit Suburb Footscray

Period - From 25/09/2018 to 24/09/2019 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	4/3 Gordon St FOOTSCRAY 3011	\$232,500	10/08/2019
2	3/16 Warleigh Rd WEST FOOTSCRAY 3012	\$220,000	25/06/2019
3	3/35 Kingsville St KINGSVILLE 3012	\$220,000	19/08/2019

**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:

25/09/2019 17:59

15/30 Pickett Street, Footscray Vic 3011



 1  1  0

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$200,000 - \$220,000

**Median Unit Price**

25/09/2018 - 24/09/2019: \$410,000

## Comparable Properties

4/3 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

 1  1  1

**Price:** \$232,500

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 3

**Property Type:** Apartment

3/16 Warleigh Rd WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

 1  -  -

**Price:** \$220,000

**Method:** Private Sale

**Date:** 25/06/2019

**Property Type:** Unit



3/35 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

 1  1  1

**Price:** \$220,000

**Method:** Private Sale

**Date:** 19/08/2019

**Property Type:** Apartment

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.