

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

12/5 PICKETT STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

15/42A BYRON STREET FOOTSCRAY VIC 3011	\$486,000	28-Aug-24
3/251 NICHOLSON STREET SEDDON VIC 3011	\$494,000	06-Jul-24
10/34 WHITEHALL STREET FOOTSCRAY VIC 3011	\$485,000	15-Aug-24

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 6 months.~~

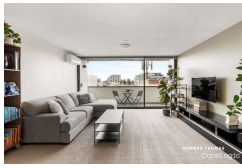
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**15/42A BYRON STREET
FOOTSCRAY VIC 3011** 2  1  1

Sold Price

\$486,000Sold Date **28-Aug-24**

Distance

0.54km**3/251 NICHOLSON STREET
SEDDON VIC 3011** 2  1  1

Sold Price

\$494,000Sold Date **06-Jul-24**

Distance

0.62km**10/34 WHITEHALL STREET
FOOTSCRAY VIC 3011** 2  1  1

Sold Price

^{RS} **\$485,000**Sold Date **15-Aug-24**

Distance

0.73km**RS** = Recent sale**UN** = Undisclosed Sale

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