

## 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

821/18 ALBERT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 820/18 ALBERT STREET FOOTSCRAY VIC 3011   | \$380,000 | 23-Jun-21 |
| 1116/188 BALLARAT ROAD FOOTSCRAY VIC 3011 | \$398,000 | 14-Jan-22 |
| 12 SWALLOW LANE FOOTSCRAY VIC 3011        | \$400,000 | 16-Dec-21 |

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.~~

This Statement of Information was prepared on: 14 April 2022



**820/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$380,000** Sold Date **23-Jun-21**

Distance -

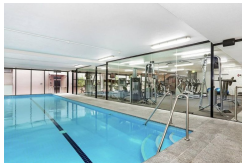


**1116/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$398,000** Sold Date **14-Jan-22**

Distance **1.26km**



**12 SWALLOW LANE FOOTSCRAY  
VIC 3011**

1 1 1

Sold Price **\$400,000** Sold Date **16-Dec-21**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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