

## 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

739/18 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

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 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

105/26 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	\$465,000	15-Mar-24
611/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$490,000	23-Feb-24
1107/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$490,000	11-Apr-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.~~

This Statement of Information was prepared on: 21 May 2024


**105/26 BEAUREPAIRE PARADE  
FOOTSCRAY VIC 3011**

 Sold Price **\$465,000** Sold Date **15-Mar-24**
 2  2  1

 Distance **1.2km**

**611/4 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

 Sold Price <sup>RS</sup> **\$490,000** Sold Date **23-Feb-24**
 2  2  1

 Distance **1.1km**

**1107/4 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

 Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **11-Apr-24**
 2  2  1

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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