

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1038/18 Albert Street Footscray, 3011
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$395,000.00 & \$430,000.00
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Median sale price

Median price	\$492,250.00	Property Type	NOT PROVIDED	Suburb	FOOTSCRAY
Period - From	04-Jun-2021	to	03-Jun-2022	Source	realestate.com.au

Comparable property sales

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	2110/8 Hallenstein, Footscray, Vic 3011	\$416,000.00	16-Apr-2022
2	605/90 Buckley Street, Footscray, Vic 3011	\$445,000.00	01-Apr-2022
3	705/250 Barkly Street, Footscray, Vic 3011	\$472,000.00	04-Apr-2022

This statement of information was prepared on 22-Jun-2022 at 2:51:19 PM EST