

# 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	831/18 Albert Street, Footscray, VIC 3011
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price	\$450,000
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### Median sale price

Median price	\$507,000	Property Type	House	Suburb	Footscray (3011)
Period - From	21/07/2021	to	20/07/2022	Source	PDOL

### Comparable property sales

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
833/18 ALBERT STREET, FOOTSCRAY VIC 3011	\$475,000	21/06/2022
1023/18 ALBERT STREET, FOOTSCRAY VIC 3011	\$465,000	24/02/2022
733/18 ALBERT STREET, FOOTSCRAY VIC 3011	\$470,000	16/07/2021

This Statement of Information was prepared on: 08/10/2022