

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

621/18 ALBERT 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 2023

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

111/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$388,000	25-Feb-23
1505/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$396,000	14-Mar-23

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: 19 July 2023



**111/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price **\$388,000** Sold Date **25-Feb-23**

Distance **1.91km**



**1505/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

 1  1  -

Sold Price **\$396,000** Sold Date **14-Mar-23**

Distance **1.03km**

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

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