

# 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

838/18 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)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$459,000 Property Type Unit Suburb Footscray

Period - From 01/10/2019 to 30/09/2020 Source REIV

### 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 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	502/90 Buckley St FOOTSCRAY 3011	\$487,500	07/08/2020
2	702/250 Barkly St FOOTSCRAY 3011	\$483,500	21/07/2020
3	845/18 Albert St FOOTSCRAY 3011	\$460,000	10/07/2020

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 six months.~~

This Statement of Information was prepared on:

20/10/2020 10:40



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$480,000

**Median Unit Price**

Year ending September 2020: \$459,000

## Comparable Properties

**502/90 Buckley St FOOTSCRAY 3011 (VG)**

Agent Comments

2   
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**Price:** \$487,500

**Method:** Sale

**Date:** 07/08/2020

**Property Type:** Strata Unit/Flat



**702/250 Barkly St FOOTSCRAY 3011 (VG)**

Agent Comments

2   
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**Price:** \$483,500

**Method:** Sale

**Date:** 21/07/2020

**Property Type:** Strata Unit/Flat



**845/18 Albert St FOOTSCRAY 3011 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 10/07/2020

**Property Type:** Apartment