## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address Including suburb and postcode

827/18 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	\$470,000	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$485,000	Prope	rty type Unit		Suburb	Footscray	
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
102/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	02-Nov-24
201/64 CROSS STREET FOOTSCRAY VIC 3011	\$460,000	01-Feb-25
G01/20 ARTHUR STREET FOOTSCRAY VIC 3011	\$460,000	26-Nov-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: 28 February 2025





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102/90 BUCKLEY STREET **FOOTSCRAY VIC 3011** 

□ 1

Sold Price

\$465,000 Sold Date 02-Nov-24

Distance

0.35km



201/64 CROSS STREET **FOOTSCRAY VIC 3011** 

Sold Price

\*\$460,000 Sold Date 01-Feb-25

Distance

1.47km



G01/20 ARTHUR STREET **FOOTSCRAY VIC 3011** 

Sold Price

\$460,000 Sold Date 26-Nov-24

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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