

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

1035/18 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 May 2022

to

30 Apr 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

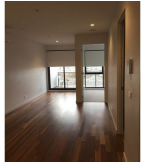
Date of sale

828/18 ALBERT STREET FOOTSCRAY VIC 3011	\$450,000	10-Mar-23
811/240 BARKLY STREET FOOTSCRAY VIC 3011	\$450,000	29-Apr-23
631/18 ALBERT STREET FOOTSCRAY VIC 3011	\$435,000	04-Jan-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: 16 May 2023



**828/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$450,000** Sold Date **10-Mar-23**

Distance **0km**



**811/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$450,000** Sold Date **29-Apr-23**

Distance **0.29km**



**631/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$435,000** Sold Date **04-Jan-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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