

# 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 834/18 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)

Price Range \$410,000 & \$450,000

### Median sale price

Median price \$485,000 Property Type House Suburb Footscray (3011)

Period - From 01/02/2024 to 31/01/2025 Source CoreLogic

### 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
2111/1 WARDE STREET, FOOTSCRAY VIC 3011	\$435,000	29/11/2024
1009/5 Joseph Road Footscray	\$450,000	04/10/2024
910/8 Hallenstein St Footscray	\$440,000	20/08/2024

This Statement of Information was prepared on: 11/02/2025