

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

845/18 Albert Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

Footscray

Period - From

01/04/2019

to

31/03/2020

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	213/90 Buckley St FOOTSCRAY 3011	\$490,000	19/03/2020
2	612/250 Barkly St FOOTSCRAY 3011	\$474,200	29/03/2020
3	805/250 Barkly St FOOTSCRAY 3011	\$450,000	16/05/2020

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:

22/06/2020 17:02

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending March 2020: \$475,000

Comparable Properties

213/90 Buckley St FOOTSCRAY 3011 (VG)

Agent Comments

**Price:** \$490,000**Method:** Sale**Date:** 19/03/2020**Property Type:** Flat/Unit/Apartment (Res)**612/250 Barkly St FOOTSCRAY 3011 (VG)**

Agent Comments

**Price:** \$474,200**Method:** Sale**Date:** 29/03/2020**Property Type:** Flat/Unit/Apartment (Res)**805/250 Barkly St FOOTSCRAY 3011 (REI)**

Agent Comments

**Price:** \$450,000**Method:** Private Sale**Date:** 16/05/2020**Property Type:** Apartment