

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

924/18 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

11/20 French Street Footscray VIC 3011	\$435,000	07-Dec-19
24/20 French Street Footscray VIC 3011	\$420,000	05-Oct-20
205/250 Barkly Street Footscray VIC 3011	\$430,000	19-Jan-20

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: 15 April 2021



11/20 French Street Footscray VIC 3011

Sold Price

\$435,000

Sold Date

07-Dec-19

2

1

1

Distance

0.07km



24/20 French Street Footscray VIC 3011

Sold Price

\$420,000

Sold Date

05-Oct-20

2

1

1

Distance

0.07km



205/250 Barkly Street Footscray VIC 3011

Sold Price

\$430,000

Sold Date

19-Jan-20

2

1

1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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