

# 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 849/18 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

\$290,000

&

\$320,000

### Median sale price

Median price

\$380,000

Property Type

Apartment

Suburb

Footscray (3011)

Period - From

01/01/2024

to

01/01/2025

Source

REA

### Comparable property sales

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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
303C/1A WHITEHALL STREET, FOOTSCRAY VIC 3011	\$300,000	29/08/2024
201/33 RYAN STREET, FOOTSCRAY VIC 3011	\$287,500	11/09/2024
301E/1 HALLENSTEIN STREET, FOOTSCRAY VIC 3011	\$280,000	02/10/2024

This Statement of Information was prepared on: 13/01/2025