

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

827/18 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 2024

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

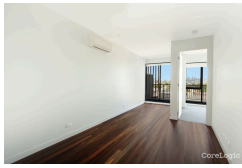
Date of sale

634/18 ALBERT STREET FOOTSCRAY VIC 3011	\$470,000	21-Apr-24
1035/18 ALBERT STREET FOOTSCRAY VIC 3011	\$470,000	08-May-24
305/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	24-Apr-24

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: 07 October 2024



**634/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$470,000** Sold Date **21-Apr-24**

Distance **0km**

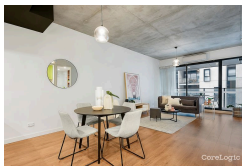


**1035/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price Sold Date **08-May-24**

Distance **0km**



**305/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

2 2 -

Sold Price **\$465,000** Sold Date **24-Apr-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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