

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
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Indicative selling price

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

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