

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

935/18 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

201/64 CROSS STREET FOOTSCRAY VIC 3011	460000	06-Feb-25
102/90 BUCKLEY STREET FOOTSCRAY VIC 3011	465000	02-Nov-24
1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011	525000	12-Nov-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: 21 March 2025



**201/64 CROSS STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

460000 Sold Date **06-Feb-25**

Distance **1.47km**



**102/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

465000 Sold Date **02-Nov-24**

Distance **0.35km**



**1310/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price

525000 Sold Date **12-Nov-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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