

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

727/18 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

728/18 ALBERT STREET FOOTSCRAY VIC 3011	\$460,000	17-Jan-24
1035/18 ALBERT STREET FOOTSCRAY VIC 3011	\$470,000	08-May-24
927/18 ALBERT STREET FOOTSCRAY VIC 3011	\$483,000	20-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.~~

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**728/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$460,000** Sold Date **17-Jan-24**

Distance **0km**

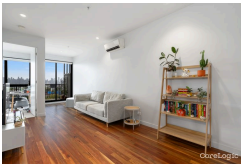


**1035/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$470,000** Sold Date **08-May-24**

Distance **0km**



**927/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 -

Sold Price ^{RS} **\$483,000** Sold Date **20-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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