

## 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

927/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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
1024/18 ALBERT STREET FOOTSCRAY VIC 3011	\$465,000	19-Jul-23
513/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$485,000	20-May-23

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: 14 March 2024



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

2 2 1

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

Distance **0km**



**1024/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$465,000** Sold Date **19-Jul-23**

Distance **0km**



**513/90 BUCKLEY STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$485,000** Sold Date **20-May-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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