

## 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](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

\$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

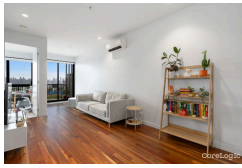
Date of sale

927/18 ALBERT STREET FOOTSCRAY VIC 3011	\$483,000	20-Apr-24
728/18 ALBERT STREET FOOTSCRAY VIC 3011	\$460,000	17-Jan-24
1035/18 ALBERT STREET FOOTSCRAY VIC 3011	\$470,000	08-May-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: 27 June 2024



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

2 2 -

Sold Price <sup>RS</sup> **\$483,000** Sold Date **20-Apr-24**

Distance **0km**



**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**

RS = Recent sale

UN = Undisclosed Sale

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