

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

1032/18 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

634/18 ALBERT STREET FOOTSCRAY VIC 3011	\$470,000	21-Apr-24
728/18 ALBERT STREET FOOTSCRAY VIC 3011	\$460,000	17-Jan-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.~~

This Statement of Information was prepared on: 25 September 2024

Steve Taleski
P 83268888
M 0413508615
E staleski@barryplant.com.au



**634/18 ALBERT STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$470,000** Sold Date **21-Apr-24**

Distance **0km**

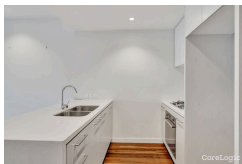


**728/18 ALBERT STREET
FOOTSCRAY VIC 3011**

 2  2  1

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

Distance **0km**



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

 2  2  1

Sold Price **\$483,000** Sold Date **20-Apr-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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