

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

735/18 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---|-----------|-----------|
| 3/42A Byron Street Footscray VIC 3011 | \$440,000 | 14-May-20 |
| 204/55 Hopkins Street Footscray VIC 3011 | \$410,000 | 21-Apr-20 |
| 14/7-9 Eldridge Street Footscray VIC 3011 | \$375,000 | 20-Jun-20 |

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 July 2020



3/42A Byron Street Footscray VIC 3011

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Sold Price

\$440,000

Sold Date **14-May-20**

Distance **0.46km**



204/55 Hopkins Street Footscray VIC 3011

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Sold Price

\$410,000

Sold Date **21-Apr-20**

Distance **0.72km**



14/7-9 Eldridge Street Footscray VIC 3011

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Sold Price

\$375,000

Sold Date **20-Jun-20**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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