

# 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

635/18 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)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$471,000 Property Type Unit Suburb Footscray

Period - From 01/10/2020 to 31/12/2020 Source REIV

### 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 six 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
1	712/90 Buckley St FOOTSCRAY 3011	\$495,000	02/03/2021
2	838/18 Albert St FOOTSCRAY 3011	\$470,000	10/11/2020
3			

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 six months.

This Statement of Information was prepared on:

26/03/2021 13:58

635/18 Albert Street, Footscray Vic 3011

Jarrod Tyler  
03 8841 2000  
0498 290 585  
jarrod.tyler@raywhite.com



 2  2  1

**Property Type:**

Apartment

Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
December quarter 2020: \$471,000

## Comparable Properties



712/90 Buckley St FOOTSCRAY 3011 (REI)

Agent Comments

 2  2  1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 02/03/2021

**Property Type:** Apartment



838/18 Albert St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  2  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Apartment

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 six months.

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.