

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

634/18 Albert Street Footscray

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$460,000

Median sale price

Median price \$455,000

Property Type Unit

Suburb Footscray

Period - From 01/07/2019

to 30/09/2019

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	638/18 Albert St, Footscray, Vic 3011, Australia	\$459,000	01/10/2019
2	111/27-29 Victoria St FOOTSCRAY 3011	\$475,000	08/08/2019
3	105/21 Gordon St FOOTSCRAY 3011	\$465,000	21/10/2019
4	745/18 Albert St FOOTSCRAY 3011	\$450,000	19/09/2019

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:

28/10/2019 13:27



Property Type: Apartment

[Agent Comments](#)

Indicative Selling Price

\$460,000

Median Unit Price

September quarter 2019: \$455,000

Comparable Properties

638/18 Albert St, Footscray, Vic 3011, Australia [Agent Comments](#)
(REI)



Price: \$459,000

Method:

Date: 01/10/2019

Property Type: Apartment



111/27-29 Victoria St FOOTSCRAY 3011 [Agent Comments](#)
(REI/VG)



Price: \$475,000

Method: Private Sale

Date: 08/08/2019

Rooms: 5

Property Type: Apartment

Land Size: 77 sqm approx



105/21 Gordon St FOOTSCRAY 3011 (REI) [Agent Comments](#)



Price: \$465,000

Method: Sold Before Auction

Date: 21/10/2019

Rooms: 5

Property Type: Apartment



745/18 Albert St FOOTSCRAY 3011 (REI)

Agent Comments

 2  2  1

Price: \$450,000

Method: Private Sale

Date: 19/09/2019

Rooms: 5

Property Type: Apartment

Account - Paramount Residential Real Estate | P: 03 9077 6838 | F: 03 9077 6940



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.