

# 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

629/18 Albert Street Footscray

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

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**Price:** \$450,000

**Method:** Private Sale

**Date:** 19/09/2019

**Rooms:** 5

**Property Type:** Apartment

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

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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.