

## 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

826/18 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) (\*Delete single price or range as applicable)

Single Price  or range between \$500,000 & \$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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
116/55 Hopkins Street Footscray VIC 3011	\$540,000	26-Oct-20
408/188 Ballarat Road Footscray VIC 3011	\$530,840	18-Jun-20
6/274 Ballarat Road Footscray VIC 3011	\$530,000	10-Aug-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: 09 November 2020



**116/55 Hopkins Street Footscray VIC 3011**

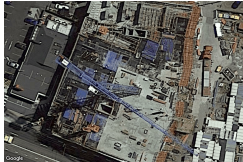
 2  2  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **26-Oct-20**

Distance **0.72km**



**408/188 Ballarat Road Footscray VIC 3011**

 2  2  1

Sold Price

**\$530,840**

Sold Date **18-Jun-20**

Distance **1.27km**



**6/274 Ballarat Road Footscray VIC 3011**

 2  2  1

Sold Price

**\$530,000**

Sold Date **10-Aug-20**

Distance **1.84km**



**304/72 Wests Road Maribyrnong VIC 3032**

 2  2  1

Sold Price

Sold Date **16-Jun-20**

Distance **3.67km**

RS = Recent sale

UN = Undisclosed Sale

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