

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

3/4 ALBERTA STREET WEST FOOTSCRAY VIC 3012

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2021

to

31 May 2022

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

1/2 JEPSON STREET YARRAVILLE VIC 3013	\$780,000	09-Mar-22
5/36 GLAMIS ROAD WEST FOOTSCRAY VIC 3012	\$782,500	05-Feb-22
305/2B WILLIAMSTOWN ROAD KINGSVILLE VIC 3012	\$775,000	17-Dec-21

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 June 2022



**1/2 JEPSON STREET YARRAVILLE
VIC 3013**

Sold Price

^{RS} **\$780,000** Sold Date **09-Mar-22**

 2  2  1

Distance **1.81km**



**5/36 GLAMIS ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price

\$782,500 Sold Date **05-Feb-22**

 2  2  1

Distance **1.38km**



**305/2B WILLIAMSTOWN ROAD
KINGSVILLE VIC 3012**

Sold Price

\$775,000 Sold Date **17-Dec-21**

 2  2  1

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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