

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

1/2 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2024

to

31 May 2025

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

14/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$875,000	03-May-25
11 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	\$920,000	11-Apr-25

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: 27 June 2025

Alan Cuong Au
P (03) 9367 7044
M 0432 716 822
E aau@barryplant.com.au



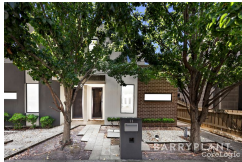
**14/23 SOUDAN ROAD WEST
FOOTSCRAY VIC 3012**

 3  2  1

Sold Price

^{RS} **\$875,000** Sold Date **03-May-25**

Distance **1.56km**



**11 BEAUREPAIRE PARADE
FOOTSCRAY VIC 3011**

 3  2  2

Sold Price

\$920,000 Sold Date **11-Apr-25**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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