

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

9/3 Drummartin Street Albion VIC 3020

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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2020

to

31 Oct 2021

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

10/52A Forrest Street Albion VIC 3020	\$280,000	16-Nov-21
7/5 King Edward Avenue Albion VIC 3020	\$275,000	09-Nov-21
7/18 Ridley Street Albion VIC 3020	\$281,000	28-Oct-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: 25 November 2021



10/52A Forrest Street Albion VIC 3020

Sold Price

^{RS} **\$280,000**

Sold Date

16-Nov-21

2 1 1

Distance

0.18km



7/5 King Edward Avenue Albion VIC 3020

Sold Price

^{RS} **\$275,000**

Sold Date

09-Nov-21

2 1 1

Distance

0.43km



7/18 Ridley Street Albion VIC 3020

Sold Price

^{RS} **\$281,000**

Sold Date

28-Oct-21

2 1 1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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