

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

2/26 FORREST 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

\$210,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2022

to

31 May 2023

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

| | | |
|---|-----------|-----------|
| 22/7 KING EDWARD AVENUE ALBION VIC 3020 | \$215,500 | 03-Mar-23 |
| 8/437 BALLARAT ROAD SUNSHINE VIC 3020 | \$210,000 | 06-Feb-23 |
| | | |

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: 15 June 2023



**22/7 KING EDWARD AVENUE
ALBION VIC 3020**

1 1 1

Sold Price

\$215,500

Sold Date **03-Mar-23**

Distance **0.27km**



**8/437 BALLARAT ROAD SUNSHINE
VIC 3020**

1 1 1

Sold Price

\$210,000

Sold Date **06-Feb-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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