

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

23/2-4 THE GABLES 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2023

to

31 Aug 2024

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

11/7 KING EDWARD AVENUE ALBION VIC 3020	\$225,000	12-Jul-24
9/10 BURNEWANG STREET ALBION VIC 3020	\$296,000	25-Jun-24
29/2-4 THE GABLES ALBION VIC 3020	\$215,000	02-Nov-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: 21 September 2024

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**11/7 KING EDWARD AVENUE
ALBION VIC 3020**

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Sold Price

RS

\$225,000

Sold Date

12-Jul-24

Distance

0.32km**9/10 BURNEWANG STREET
ALBION VIC 3020**

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Sold Price

\$296,000

Sold Date

25-Jun-24

Distance

0.52km**29/2-4 THE GABLES ALBION VIC
3020**

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Sold Price

\$215,000

Sold Date

02-Nov-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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