

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

6/12 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

\$260,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2022

to

31 Oct 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

7/16 FORREST STREET ALBION VIC 3020	\$287,000	12-May-23
5/123 ANDERSON ROAD ALBION VIC 3020	\$281,000	02-Sep-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: 12 November 2023

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7/16 FORREST STREET ALBION VIC 3020 Sold Price **\$287,000** Sold Date **12-May-23**

 2
  1
  1

Distance **0.05km**



5/123 ANDERSON ROAD ALBION VIC 3020 Sold Price **\$281,000** Sold Date **02-Sep-23**

 2
  1
  1

Distance **0.16km**

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

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