

## 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

4/4 Forrest Street Albion VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 2019

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

12/2 Forrest Street Albion VIC 3020	\$275,000	15-Aug-19
10/18 Ridley Street Albion VIC 3020	\$260,000	03-Jul-19
5/2 Forrest Street Albion VIC 3020	\$262,000	04-May-19

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: 17 September 2019



**12/2 Forrest Street Albion VIC 3020** Sold Price <sup>RS</sup> **\$275,000** Sold Date **15-Aug-19**

2 1 1

Distance **0.02km**



**10/18 Ridley Street Albion VIC 3020** Sold Price **\$260,000** Sold Date **03-Jul-19**

2 1 1

Distance **0.2km**



**5/2 Forrest Street Albion VIC 3020** Sold Price **\$262,000** Sold Date **04-May-19**

2 1 1

Distance **0.02km**

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

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