

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

15/2-4 The Gables, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$199,000

&

\$218,000

Median sale price

Median price \$473,500

Property Type Unit

Suburb Albion

Period - From 01/10/2021

to 30/09/2022

Source REIV

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 six 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
1	18/7 King Edward Av ALBION 3020	\$215,000	19/09/2022
2	12/4 Una St SUNSHINE 3020	\$200,832	13/10/2022
3	12/33 King Edward Av ALBION 3020	\$197,000	10/09/2022

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 six months.~~

This Statement of Information was prepared on:

23/12/2022 12:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$199,000 - \$218,000

Median Unit Price

Year ending September 2022: \$473,500

Comparable Properties

18/7 King Edward Av ALBION 3020 (REI/VG)

Agent Comments

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Price: \$215,000

Method: Private Sale

Date: 19/09/2022

Property Type: Unit



12/4 Una St SUNSHINE 3020 (VG)

Agent Comments

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Price: \$200,832

Method: Sale

Date: 13/10/2022

Property Type: Strata Unit/Flat



12/33 King Edward Av ALBION 3020 (VG)

Agent Comments

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Price: \$197,000

Method: Sale

Date: 10/09/2022

Property Type: Flat/Unit/Apartment (Res)