

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

2/14 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

\$175,000

&

\$195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2023

to

31 Oct 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

3/119 ANDERSON ROAD ALBION VIC 3020	\$200,000	29-Aug-24
3/121 ANDERSON ROAD ALBION VIC 3020	\$200,000	21-Jul-24
24/437 BALLARAT ROAD SUNSHINE VIC 3020	\$220,000	09-Nov-24

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: 11 November 2024



**3/119 ANDERSON ROAD ALBION
VIC 3020**

 1  1  1

Sold Price **\$200,000** Sold Date **29-Aug-24**

Distance **0.15km**



**3/121 ANDERSON ROAD ALBION
VIC 3020**

 1  1  -

Sold Price Sold Date **21-Jul-24**

Distance **0.15km**



**24/437 BALLARAT ROAD
SUNSHINE VIC 3020**

 1  1  -

Sold Price ^{RS} **\$220,000** Sold Date **09-Nov-24**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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