

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/2 Clairmont Street, Albion

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$332,500

Property Type Unit

Suburb Albion

Period - From 1 Dec 2018

to 19 Dec 2019

Source REA

Comparable property sales

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. 4/10 Ridley Street, Albion	\$462,000	21/09/2019
2. 46 Links Street, Sunshine West	\$460,000	07/09/2019
3. 4/10 Simmie Street, Sunshine West	\$450,000	02/09/2019

This Statement of Information was prepared on: 20/12/2019