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

41 Adelaide Street, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$760,000		&		\$790,000				
Median sale price									
Median price	\$682,500	Pro	roperty Type		House		Suburb	Albion	
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Adelaide St ALBION 3020	\$810,000	29/06/2019
2	9 Kamarooka St ALBION 3020	\$780,000	16/04/2019
3	2 Westwood Way ALBION 3020	\$705,000	24/08/2019

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:

14/10/2019 09:53









Property Type: House (Res) Land Size: Approx. 697 sqm approx Agent Comments Indicative Selling Price \$760,000 - \$790,000 Median House Price Year ending June 2019: \$682,500

Comparable Properties

Delt.	21 Adelaide St ALBION 3020 (REI) 21 Adelaide St ALBION 3020 (REI) 2 Price: \$810,000 Method: Auction Sale Date: 29/06/2019 Rooms: 4 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
CERTIFICATION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNE	9 Kamarooka St ALBION 3020 (REI) 9 Kamarooka St ALBION 3020 (REI) 9 Kamarooka St ALBION 3020 (REI) 2 Price: \$780,000 Method: Private Sale Date: 16/04/2019 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
	2 Westwood Way ALBION 3020 (REI) 3 1 1 1 Price: \$705,000 Method: Auction Sale Date: 24/08/2019 Property Type: House (Res) Land Size: 536 sqm approx	Agent Comments smaller land

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.