

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$760,000

&

\$790,000

### Median sale price

Median price \$682,500

Property Type House

Suburb Albion

Period - From 01/07/2018

to

30/06/2019

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	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



 3  1  1

**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



**21 Adelaide St ALBION 3020 (REI)**

Agent Comments

 3  1  2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**9 Kamarooka St ALBION 3020 (REI)**

Agent Comments

 3  1  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 16/04/2019  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**2 Westwood Way ALBION 3020 (REI)**

Agent Comments

 3  1  1

**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx

smaller land