

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

12/26 Forrest Street, Albion Vic 3020

Indicative selling price

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

Range between \$190,000 & \$205,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Albion

Period - From 19/02/2020 to 18/02/2021 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	8/14 Forrest St ALBION 3020	\$235,000	09/12/2020
2	5/7 King Edward Av ALBION 3020	\$195,000	21/10/2020
3	8/36 Ridley St ALBION 3020	\$190,000	19/10/2020

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:

19/02/2021 15:06

12/26 Forrest Street, Albion Vic 3020



 1  - 

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$190,000 - \$205,000

Median Unit Price

19/02/2020 - 18/02/2021: \$490,000

Comparable Properties



8/14 Forrest St ALBION 3020 (VG)

Agent Comments

 1  - 

Price: \$235,000

Method: Sale

Date: 09/12/2020

Property Type: Flat/Unit/Apartment (Res)



5/7 King Edward Av ALBION 3020 (VG)

Agent Comments

 1  - 

Price: \$195,000

Method: Sale

Date: 21/10/2020

Property Type: Flat/Unit/Apartment (Res)



8/36 Ridley St ALBION 3020 (VG)

Agent Comments

 1  - 

Price: \$190,000

Method: Sale

Date: 19/10/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044