

## 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

8/14 Forrest 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) (\*Delete single price or range as applicable)

Single Price

\$249,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2019

to

31 Oct 2020

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

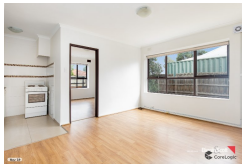
Date of sale

2/36 Ridley Street Albion VIC 3020	\$215,000	08-Jan-20
2/21 Perth Avenue Albion VIC 3020	\$234,000	18-Feb-20

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: 24 November 2020

**2/36 Ridley Street Albion VIC 3020** Sold Price **\$215,000** Sold Date **08-Jan-20**

1 1 1

Distance **0.28km****2/21 Perth Avenue Albion VIC 3020** Sold Price **\$234,000** Sold Date **18-Feb-20**

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Distance **1.2km****RS** = Recent sale**UN** = Undisclosed Sale

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