

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

4/20 Talmage Street Albion VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 2019

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

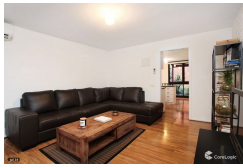
11/20 Talmage Street Albion VIC 3020	\$345,000	02-Aug-19
1/44-46 Adelaide Street Albion VIC 3020	\$320,000	13-Aug-19
5/24 Forrest Street Albion VIC 3020	\$400,000	21-Mar-19

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: 17 September 2019

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11/20 Talmage Street Albion VIC 3020

Sold Price **\$345,000** Sold Date **02-Aug-19**

2 1 1

Distance -



1/44-46 Adelaide Street Albion VIC 3020

Sold Price ^{RS} **\$320,000** Sold Date **13-Aug-19**

2 1 1

Distance **0.42km**



5/24 Forrest Street Albion VIC 3020

Sold Price **\$400,000** Sold Date **21-Mar-19**

2 1 1

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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