

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

9/8 Burnewang Street, Albion Vic 3020

Indicative selling price

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

Range between

\$230,000

&

\$253,000

Median sale price

Median price

\$280,500

Property Type

Unit

Suburb

Albion

Period - From

31/01/2021

to

30/01/2022

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	11/2 Forrest St ALBION 3020	\$285,000	17/12/2021
2	7/18 Ridley St ALBION 3020	\$281,000	13/10/2021
3	13/5 King Edward Av ALBION 3020	\$275,000	09/11/2021

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:

31/01/2022 14:59

9/8 Burnewang Street, Albion Vic 3020



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$230,000 - \$253,000

Median Unit Price

31/01/2021 - 30/01/2022: \$280,500

Comparable Properties

11/2 Forrest St ALBION 3020 (REI)

Agent Comments



Price: \$285,000

Method: Sold Before Auction

Date: 17/12/2021

Property Type: Unit



7/18 Ridley St ALBION 3020 (VG)

Agent Comments



Price: \$281,000

Method: Sale

Date: 13/10/2021

Property Type: Flat/Unit/Apartment (Res)



13/5 King Edward Av ALBION 3020 (VG)

Agent Comments



Price: \$275,000

Method: Sale

Date: 09/11/2021

Property Type: Flat/Unit/Apartment (Res)

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



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