

# 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

1/121 Anderson Road, Albion, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$224,000

### Median sale price

Median price

NA

Property Type

Apartment

Suburb

Albion (3020)

Period - From

20/10/2021

to

22/03/2022

Source

rp data

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
9/119 ANDERSON ROAD, ALBION VIC 3020	\$210,000	17/03/2022
5/26 FORREST STREET, ALBION VIC 3020	\$208,000	21/10/2021
10/23 KING EDWARD AVENUE, ALBION VIC 3020	\$234,000	24/12/2021

This Statement of Information was prepared on: 22/03/2022