

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

2/36 ADELAIDE 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

\$265,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,500

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2021

to

28 Feb 2022

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

7/18 RIDLEY STREET ALBION VIC 3020	\$281,000	13-Oct-21
7/5 KING EDWARD AVENUE ALBION VIC 3020	\$275,000	09-Nov-21
10/52A FORREST STREET ALBION VIC 3020	\$280,000	16-Nov-21

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: 10 March 2022



7/18 RIDLEY STREET ALBION VIC 3020

Sold Price **\$281,000** Sold Date **13-Oct-21**

2 1 1

Distance -



7/5 KING EDWARD AVENUE ALBION VIC 3020

Sold Price ^{RS} **\$275,000** Sold Date **09-Nov-21**

2 1 1

Distance -



10/52A FORREST STREET ALBION VIC 3020

Sold Price **\$280,000** Sold Date **16-Nov-21**

2 1 1

Distance -

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

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