## 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

Mediar (\*Delete

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
<b>sale price</b> house or unit as app	licable)				

Median Price	\$285,500	Prope	erty type	y type Unit		Suburb	Albion
Period-from	01 Mar 2021	to	28 Feb 2	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



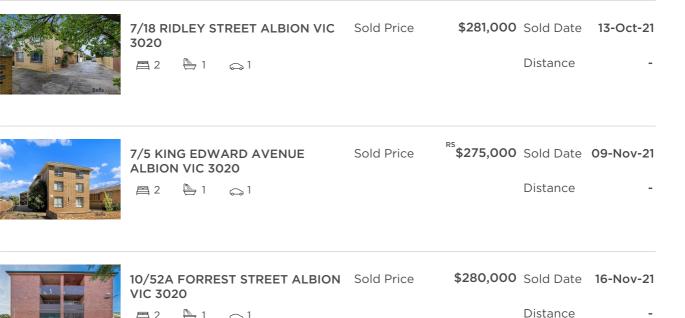
consumer.vic.gov.au

# Bells realestate.com.au

Dean Larti

P 93009000

- M 0403 675 922
- E dean@bellsrealestate.com.au



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

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