

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/15 Drummartin 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$287,500

*House

*Unit

X

Suburb

Albion

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

3/15 Sydney Street Albion VIC 3020	\$560,000	19-May-18
39 Sydney Street Albion VIC 3020	\$585,000	02-Jun-18
1/2 Perth Avenue Albion VIC 3020	\$600,000	02-Oct-18

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.~~

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3/15 Sydney Street Albion VIC 3020

Sold Price

\$560,000

Sold Date

19-May-18

2 2 2

Distance

0.13km



39 Sydney Street Albion VIC 3020

Sold Price

\$585,000

Sold Date

02-Jun-18

3 1 1

Distance

0.35km



1/2 Perth Avenue Albion VIC 3020

Sold Price

\$600,000

Sold Date

02-Oct-18

3 2 1

Distance

0.6km

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