

# **STATEMENT OF INFORMATION**

2 WYALONG STREET, ALBION, VIC 3020

PREPARED BY BINH NGUYEN (BENNY), SWEENEY ESTATE AGENTS, SUNSHINE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 WYALONG STREET, ALBION, VIC 3020**

2 1 3

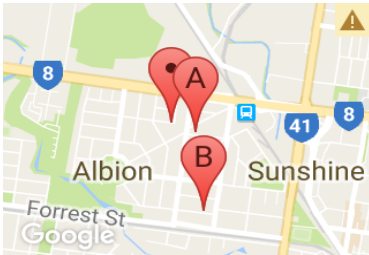
### Indicative Selling Price

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

**Price Range: \$460,000 to \$500,000**

Provided by: Binh Nguyen (Benny), Sweeney Estate Agents, Sunshine

## MEDIAN SALE PRICE



**ALBION, VIC, 3020**

Suburb Median Sale Price (House)

**\$600,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**22 GUNNEDAH ST, ALBION, VIC 3020**

2 1 1

Sale Price

**\*\$536,000**

Sale Date: 24/06/2017

Distance from Property: 170m



**1/4 BURNEWANG ST, ALBION, VIC 3020**

2 1 1

Sale Price

**\$445,000**

Sale Date: 21/04/2017

Distance from Property: 661m



**2 PERTH AVE, ALBION, VIC 3020**

2 1 1

Sale Price

**\*\$460,000**

Sale Date: 06/03/2017

Distance from Property: 334m

This report has been compiled on 27/06/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 WYALONG STREET, ALBION, VIC 3020

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

ALBION

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
22 GUNNEDAH ST, ALBION, VIC 3020	*\$536,000	24/06/2017
1/4 BURNEWANG ST, ALBION, VIC 3020	\$445,000	21/04/2017
2 PERTH AVE, ALBION, VIC 3020	*\$460,000	06/03/2017