

#### 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	7 Burnewang Street, Albion Vic 3020
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$690,000	&	\$750,000

#### Median sale price

Median price	\$754,000	Hou	use X	Unit		Suburb	Albion
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

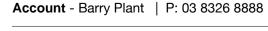
### Comparable property sales (\*Delete A or B below as applicable)

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
1	47 Derrimut St ALBION 3020	\$758,000	19/05/2018
2	7 Westgate Av ALBION 3020	\$755,000	30/06/2018
3	9 Fraser St SUNSHINE 3020	\$735,000	01/09/2018

#### 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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Rooms: 6

Property Type: House Land Size: 908 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$690,000 - \$750,000 **Median House Price** Year ending June 2018: \$754,000

## Comparable Properties



47 Derrimut St ALBION 3020 (REI)



Price: \$758,000 Method: Auction Sale Date: 19/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 611 sqm approx

**Agent Comments** 









Price: \$755,000 Method: Auction Sale Date: 30/06/2018

Rooms: -

Property Type: House (Res)

Agent Comments



9 Fraser St SUNSHINE 3020 (REI)





Price: \$735,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res) Land Size: 743 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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