

## 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

7 Burnewang 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)

Range between \$690,000

&

\$750,000

#### Median sale price

Median price \$754,000

House

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.



**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)**

**Agent Comments**



**Price:** \$758,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**7 Westgate Av ALBION 3020 (REI)**

**Agent Comments**



**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**9 Fraser St SUNSHINE 3020 (REI)**

**Agent Comments**



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx