

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

17B HUTCHINSON 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,250

Property type

House

Suburb

Albion

Period-from

01 Apr 2023

to

31 Mar 2024

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

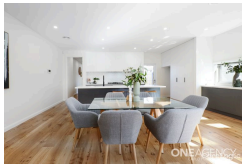
Date of sale

22B ARNOLD STREET SUNSHINE WEST VIC 3020	\$880,000	11-Nov-23
206 FORREST STREET ARDEER VIC 3022	\$756,000	28-Mar-24
1A HENDRY STREET SUNSHINE WEST VIC 3020	\$860,000	25-Oct-23

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: 29 April 2024



**22B ARNOLD STREET SUNSHINE
WEST VIC 3020**

4 2 2

Sold Price

\$880,000

Sold Date

11-Nov-23

Distance

0.77km



**206 FORREST STREET ARDEER
VIC 3022**

4 3 1

Sold Price

^{RS} **\$756,000**

Sold Date

28-Mar-24

Distance

1.47km



**1A HENDRY STREET SUNSHINE
WEST VIC 3020**

3 3 2

Sold Price

\$860,000

Sold Date

25-Oct-23

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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