

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

12/125 Anderson Road 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

\$260,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,500

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2020

to

31 Jul 2021

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

7/31 Ridley Street Albion VIC 3020	\$290,000	16-Jan-21
11/4 Forrest Street Albion VIC 3020	\$276,000	02-Feb-21
8/2 Forrest Street Albion VIC 3020	\$275,000	22-Apr-21

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: 04 August 2021



7/31 Ridley Street Albion VIC 3020 Sold Price **\$290,000** Sold Date **16-Jan-21**

2 1 1

Distance **0.34km**



11/4 Forrest Street Albion VIC 3020 Sold Price **\$276,000** Sold Date **02-Feb-21**

2 1 1

Distance **0.08km**



8/2 Forrest Street Albion VIC 3020 Sold Price ^{RS} **\$275,000** Sold Date **22-Apr-21**

2 1 1

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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