

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 9/10 Burnewang Street, Albion Vic 3020

Indicative selling price

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

Single price \$190,000

Median sale price

Median price \$272,000 House Unit X Suburb Albion

Period - From 01/04/2018 to 31/03/2019 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	5/437 Ballarat Rd SUNSHINE 3020	\$206,000	10/12/2018
2	8/15 Ridley St ALBION 3020	\$177,000	18/01/2019
3	9/15 Ridley St ALBION 3020	\$175,000	25/02/2019

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.



 1  1  1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$190,000
Median Unit Price
 Year ending March 2019: \$272,000

Comparable Properties



5/437 Ballarat Rd SUNSHINE 3020 (REI)

Agent Comments

 1  1  1

Price: \$206,000
Method: Private Sale
Date: 10/12/2018
Rooms: 2
Property Type: Apartment



8/15 Ridley St ALBION 3020 (REI)

Agent Comments

 1  1  -

Price: \$177,000
Method: Private Sale
Date: 18/01/2019
Rooms: -
Property Type: Apartment



9/15 Ridley St ALBION 3020 (REI)

Agent Comments

 1  1  1

Price: \$175,000
Method: Private Sale
Date: 25/02/2019
Rooms: 2
Property Type: Apartment