

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/56 DERRIMUT 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)

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$647,500

House

Unit

X


Suburb

ALBION

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
15 DRUMMARTIN ST, ALBION, VIC 3020	*\$515,000	01/04/2017
7/11 MCLEAN ST, ALBION, VIC 3020	\$530,000	10/07/2017
2 WYALONG ST, ALBION, VIC 3020	*\$531,000	08/08/2017