

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

2/10 Hayden Crescent, Albion Vic 3020

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$332,500

Property Type Unit

Suburb Albion

Period - From 05/09/2022

to

04/09/2023

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	1/67 Sandford Av SUNSHINE NORTH 3020	\$500,000	22/08/2023
2	2/6-8 Adelaide St ALBION 3020	\$500,000	05/06/2023
3			

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.~~

This Statement of Information was prepared on:

05/09/2023 11:10



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

05/09/2022 - 04/09/2023: \$332,500

Comparable Properties



1/67 Sandford Av SUNSHINE NORTH 3020 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 22/08/2023

Property Type: Unit

Land Size: 247 sqm approx



2/6-8 Adelaide St ALBION 3020 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 05/06/2023

Property Type: Unit

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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900