Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/10 Hayden Crescent, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$470,000		&		\$510,000				
Median sale price									
Median price	\$332,500	Pro	operty Type	Unit			Suburb	Albion	
Period - From	05/09/2022	to	04/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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) 2 1 1 1	Agent Comments		
	Price: \$500,000 Method: Private Sale Date: 22/08/2023 Property Type: Unit Land Size: 247 sqm approx			
Bells	2/6-8 Adelaide St ALBION 3020 (REI) 2 1 1 1 Price: \$500,000 Method: Private Sale Date: 05/06/2023 Property Type: Unit	Agent Comments		

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

propertydata



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