

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

10/12-14 DRUMMARTIN STREET 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/24 FORREST STREET ALBION VIC 3020	\$365,000	15-Feb-24
FORREST STREET ALBION VIC 3020	\$365,000	15-Feb-24
5/14 TALMAGE STREET ALBION VIC 3020	\$350,000	05-Dec-23

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: 23 April 2024



2/24 FORREST STREET ALBION VIC 3020

 2
  1
  -

Sold Price

\$365,000

Sold Date

15-Feb-24

Distance

0.4km


FORREST STREET ALBION VIC 3020

 2
  -
  -

Sold Price

Sold Date

15-Feb-24

Distance

0.41km


5/14 TALMAGE STREET ALBION VIC 3020

 2
  -
  1

Sold Price

\$350,000

Sold Date

05-Dec-23

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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