

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

12 West Wood Way, Albion Vic 3020

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$762,500

House

X

Unit

Suburb Albion

Period - From 01/10/2017

to

30/09/2018

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	2 Albury St ALBION 3020	\$706,000	07/04/2018
2	6 Selwyn St ALBION 3020	\$660,000	05/11/2018
3	4 Delmont St ALBION 3020	\$672,000	03/08/2018

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.



 4  1  3

Rooms:

Property Type: House (Res)

Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median House Price

Year ending September 2018: \$762,500

Comparable Properties



2 Albury St ALBION 3020 (REI)

Agent Comments

 7  1  2

Price: \$706,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm approx



6 Selwyn St ALBION 3020 (REI)

Agent Comments

 2  2  -

Price: \$660,000

Method: Private Sale

Date: 05/11/2018

Rooms: -

Property Type: House

Land Size: 596 sqm approx



16 Kamarooka St ALBION 3020 (REI)

Agent Comments

 2  1  2

Price:

Method: Sold Before Auction

Date: 07/12/2018

Rooms: -

Property Type: House (Res)