

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

1/3 Barclay Street, Albion Vic 3020

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$319,000 House Unit X Suburb Albion

Period - From 01/07/2016 to 30/06/2017 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	1/44 Perth Av ALBION 3020	\$575,000	27/05/2017
2	22 Gunnedah St ALBION 3020	\$536,000	24/06/2017
3	2/11 Adelaide St ALBION 3020	\$517,000	25/03/2017

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.~~



 3  2  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
Year ending June 2017: \$319,000

Comparable Properties



1/44 Perth Av ALBION 3020 (REI)

Agent Comments

 3  2  1

Price: \$575,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: Unit



22 Gunnedah St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$536,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: Unit
Land Size: 197 sqm approx



2/11 Adelaide St ALBION 3020 (REI)

Agent Comments

 3  1  1

Price: \$517,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 147 sqm approx