

6 Barclay Street, Albion Vic 3020



 3  1 

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending June 2017: \$717,000

Comparable Properties



40a Forrest St ALBION 3020 (REI)

Agent Comments

 3  1  1

Price: \$615,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House

6 Hayden Cr ALBION 3020 (REI)

Agent Comments

 3  1  2

Price: \$613,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 465 sqm approx



2 Bazentin St ALBION 3020 (REI)

Agent Comments

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Price: \$570,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 423 sqm approx

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

6 Barclay Street, Albion Vic 3020

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale priceMedian price \$717,000 House ☒ Unit ☐ 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	40a Forrest St ALBION 3020	\$615,000	29/07/2017
2	6 Hayden Cr ALBION 3020	\$613,000	29/07/2017
3	2 Bazentin St ALBION 3020	\$570,000	01/07/2017

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.~~