

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

6/52A Forrest 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2020

to

31 Oct 2021

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

7/18 Ridley Street Albion VIC 3020	\$281,000	28-Oct-21
4/123 Anderson Road Albion VIC 3020	\$270,000	11-Aug-21

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: 16 November 2021

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7/18 Ridley Street Albion VIC 3020 Sold Price ^{RS} \$281,000 Sold Date 28-Oct-21

2 1 1

Distance 0.45km



4/123 Anderson Road Albion VIC 3020 Sold Price \$270,000 Sold Date 11-Aug-21

2 1 1

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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