

## 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

80 FORREST STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2023

to

30 Sep 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

5/2 DUBBO STREET ALBION VIC 3020	\$740,000	21-Aug-24
3/23-27 MURRAY STREET SUNSHINE WEST VIC 3020	\$688,000	01-Jun-24
17B HUTCHINSON STREET ALBION VIC 3020	\$800,000	10-May-24

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 October 2024



**5/2 DUBBO STREET ALBION VIC 3020**

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **21-Aug-24**

Distance **0.54km**



**3/23-27 MURRAY STREET SUNSHINE WEST VIC 3020**

3 2 1

Sold Price

**\$688,000**

Sold Date **01-Jun-24**

Distance **1.26km**



**17B HUTCHINSON STREET ALBION VIC 3020**

3 2 1

Sold Price

**\$800,000**

Sold Date **10-May-24**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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