

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

10/20 Talmage 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,500

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

4/41-43 Hutchinson Street Albion VIC 3020	\$370,000	18-Aug-21
3/12-14 Drummartin Street Albion VIC 3020	\$385,000	20-Mar-21
3/22 Forrest Street Albion VIC 3020	\$420,500	24-Apr-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.~~

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Tan Truong

P 93009005

M 0403214933

E tan@bellsrealstate.com.au



4/41-43 Hutchinson Street Albion VIC 3020

2 1 1

Sold Price

\$370,000

Sold Date

18-Aug-21

Distance

0.67km



3/12-14 Drummartin Street Albion VIC 3020

2 1 1

Sold Price

\$385,000

Sold Date

20-Mar-21

Distance

0.49km



3/22 Forrest Street Albion VIC 3020

2 1 1

Sold Price

\$420,500

Sold Date

24-Apr-21

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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