

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

46 Derrimut Street, Albion Vic 3020

Indicative selling price

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

Range between \$720,000

&

\$780,000

Median sale price

Median price \$717,000

House

X

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	41 Adelaide St ALBION 3020	\$760,000	23/09/2017
2	55 Derrimut St ALBION 3020	\$754,000	29/07/2017
3	4 Westgate Av ALBION 3020	\$746,000	17/06/2017

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.~~



 2
  1
  3

Rooms:
Property Type: House
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$780,000
Median House Price
 Year ending June 2017: \$717,000

Comparable Properties



41 Adelaide St ALBION 3020 (REI)

Agent Comments

 3
  1
  1

Price: \$760,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx



55 Derrimut St ALBION 3020 (REI)

Agent Comments

 3
  1
  2

Price: \$754,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 741 sqm approx



4 Westgate Av ALBION 3020 (REI)

Agent Comments

 4
  2
  -

Price: \$746,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx