

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

3/2 DUBBO 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/5 DUBBO STREET ALBION VIC 3020	\$660,000	02-Feb-21
1/13 ADELAIDE STREET ALBION VIC 3020	\$620,000	15-Jun-21
3/46 SELWYN STREET ALBION VIC 3020	\$640,000	12-Mar-22

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: 12 July 2022



2/5 DUBBO STREET ALBION VIC 3020

Sold Price **\$660,000** Sold Date **02-Feb-21**

3 2 2

Distance **0.12km**



1/13 ADELAIDE STREET ALBION VIC 3020

Sold Price **\$620,000** Sold Date **15-Jun-21**

3 1 2

Distance **0.47km**



3/46 SELWYN STREET ALBION VIC 3020

Sold Price **\$640,000** Sold Date **12-Mar-22**

3 2 1

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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