

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 5/3 Drummartin Street, Albion, VIC 3020

Indicative selling price

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

Price Range

\$220,000

&

\$242,000

Median sale price

Median price

\$400,000

Property Type

House

Suburb

Albion (3020)

Period - From

01/08/2023

to

05/02/2024

Source

RP Data

Comparable property sales

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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
4/10 BURNEWANG STREET, ALBION VIC 3020	\$315,000	18/08/2023
24/2-4 THE GABLES, ALBION VIC 3020	\$230,000	16/11/2023
3/125 ANDERSON ROAD, ALBION VIC 3020	\$220,000	05/09/2023

This Statement of Information was prepared on: 05/02/2024