

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

2&3/18 Perth Avenue, Albion Vic 3020

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$380,000

House

Unit

X

Suburb

Albion

Period - From

01/04/2017

to

31/03/2018

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	2/62 Selwyn St ALBION 3020	\$538,000	05/05/2018
2	4/44 Perth Av ALBION 3020	\$535,000	02/12/2017
3	3/44 Derrimut St ALBION 3020	\$530,000	08/12/2017

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  2  1

Rooms: 4

Property Type: Townhouse & Unit

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

Year ending March 2018: \$380,000

Comparable Properties



2/62 Selwyn St ALBION 3020 (REI)

Agent Comments

 3  1  1

Price: \$538,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Townhouse (Res)



4/44 Perth Av ALBION 3020 (REI)

Agent Comments

 2  2  1

Price: \$535,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: Unit



3/44 Derrimut St ALBION 3020 (REI)

Agent Comments

 2  1  -

Price: \$530,000

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: Unit