

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

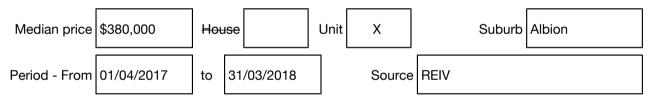
2&3/18 Perth Avenue, Albion Vic 3020

Indicative selling price

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

Single price \$550,000

Median sale price



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.

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 4 Property Type: Townhouse & Unit Agent Comments Indicative Selling Price \$550,000 Median Unit Price Year ending March 2018: \$380,000

Comparable Properties



1 - 1 3 **1 1 1**

2/62 Selwyn St ALBION 3020 (REI)

Price: \$538,000 Method: Auction Sale Date: 05/05/2018 Rooms: -Property Type: Townhouse (Res)

4/44 Perth Av ALBION 3020 (REI)

Agent Comments



Price: \$535,000

Method: Auction Sale Date: 02/12/2017 Rooms: -Property Type: Unit

3/44 Derrimut St ALBION 3020 (REI)

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Price: \$530,000 Method: Sold Before Auction Date: 08/12/2017 Rooms: -Property Type: Unit Agent Comments

Agent Comments

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