

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

4/123 Anderson Road 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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,000

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2020

to

28 Feb 2021

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

10/74-76 Anderson Road Sunshine VIC 3020	\$291,000	15-Feb-20
105/117 Durham Road Sunshine VIC 3020	\$310,000	12-Nov-19

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: 23 March 2021



10/74-76 Anderson Road Sunshine VIC 3020

Sold Price

\$291,000

Sold Date

15-Feb-20

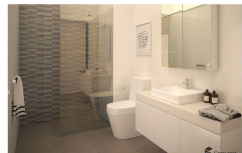
2

1

1

Distance

0.47km



105/117 Durham Road Sunshine VIC 3020

Sold Price

\$310,000

Sold Date

12-Nov-19

1

1

1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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