

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

19/2-4 The Gables, Albion, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$210,000 & \$220,000

MEDIAN SALE PRICE

Median price \$310,000 | Unit | Albion (3020)

Period - From 1 March 2018 to 28 February 2019 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
11/2-4 THE GABLES, ALBION VIC 3020	\$210,000	26/09/2018
26/2-4 THE GABLES, ALBION VIC 3020	\$235,000	01/11/2018
21/7 KING EDWARD AVENUE, ALBION VIC 3020	\$220,000	02/06/2018