

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 21/03/2019

Property offered for sale

Address
Including suburb and
postcode 3/2 Wasley Street, Albion

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$340,000 Unit X Suburb Albion

Period - From March 2018 to March 2019 Source REA

Comparable property sales

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. 1/33a King Edward Avenue, Albion	\$500,000	30/10/2018
2. 1/33 King Edward Avenue, Albion	\$548,000	06/10/2018
3. 2/23 Arnold Street, Sunshine West	\$550,000	07/11/2018