

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

4/125 Anderson Road, Albion, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$165,000 & \$180,000

MEDIAN SALE PRICE

Median price \$675,000 | House | Albion (3020)

Period - From 1 May 2018 to 30 April 2019 | Source - RP Data

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
9/15 RIDLEY STREET, ALBION VIC 3020	\$175,000	21/02/2019
5/26 FORREST STREET, ALBION VIC 3020	\$180,000	12/09/2018
18/36 RIDLEY STREET, ALBION VIC 3020	\$195,000	25/02/2019