

## 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

22A Talmage Street Albion VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$388,500

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2020

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 100 Derby Road Sunshine VIC 3020    | \$638,000 | 06-Oct-21 |
| 7/1 Ferguson Street Albion VIC 3020 | \$585,000 | 22-Sep-21 |
| 98 Derby Road Sunshine VIC 3020     | \$638,000 | 25-Jun-21 |

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: 27 October 2021



**100 Derby Road Sunshine VIC 3020** Sold Price <sup>RS</sup> **\$638,000** Sold Date **06-Oct-21**

2 2 1

Distance **1.32km**



**7/1 Ferguson Street Albion VIC 3020** Sold Price <sup>RS</sup> **\$585,000** Sold Date **22-Sep-21**

2 1 1

Distance **0.09km**



**98 Derby Road Sunshine VIC 3020** Sold Price **\$638,000** Sold Date **25-Jun-21**

2 2 1

Distance **1.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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Price

Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/45 Burnewang Street Albion VIC 3020 | \$695,000 | 07-Aug-21 |
| 2/40 Selwyn Street Albion VIC 3020    | \$672,000 | 10-Jul-21 |
| 6/44 Perth Avenue Albion VIC 3020     | \$680,000 | 03-Jul-21 |

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: 25 October 2021



**1/45 Burnewang Street Albion VIC 3020**

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**07-Aug-21**

3

1

1

Distance

**0.89km**



**2/40 Selwyn Street Albion VIC 3020**

Sold Price

**\$672,000**

Sold Date

**10-Jul-21**

3

1

2

Distance

**0.85km**



**6/44 Perth Avenue Albion VIC 3020**

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**03-Jul-21**

3

2

2

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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