

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

1/23 ADELAIDE STREET 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/24 SELWYN STREET ALBION VIC 3020	\$532,000	25-Feb-22
2/44 DERRIMUT STREET ALBION VIC 3020	\$610,000	17-Feb-22
2B KAMAROOKA STREET ALBION VIC 3020	\$582,000	14-May-22

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: 21 July 2022



3/24 SELWYN STREET ALBION VIC 3020 Sold Price **\$532,000** Sold Date **25-Feb-22**

2 1 1

Distance **0.3km**



2/44 DERRIMUT STREET ALBION VIC 3020 Sold Price **\$610,000** Sold Date **17-Feb-22**

2 1 1

Distance **-**



2B KAMAROOKA STREET ALBION VIC 3020 Sold Price ^{RS} **\$582,000** Sold Date **14-May-22**

3 1 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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