

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

14 Hayden Crescent, Albion Vic 3020

Indicative selling price

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

Single Price

\$675,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Albion

Period - From

11/11/2020

to

10/11/2021

Source

REIV

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 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	84 Anderson Rd SUNSHINE 3020	\$780,000	09/08/2021
2	6 Wyalong St ALBION 3020	\$775,000	22/05/2021
3	49 Derrimut St ALBION 3020	\$708,000	16/10/2021

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 six months.~~

This Statement of Information was prepared on:

11/11/2021 01:46

14 Hayden Crescent, Albion Vic 3020

Tony Gerace
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2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$675,000

Median House Price

11/11/2020 - 10/11/2021: \$800,000

Comparable Properties



84 Anderson Rd SUNSHINE 3020 (VG)

Agent Comments

3 - -

Price: \$780,000

Method: Sale

Date: 09/08/2021

Property Type: House (Res)

Land Size: 598 sqm approx



6 Wyalong St ALBION 3020 (REI/VG)

Agent Comments

3 1 1

Price: \$775,000

Method: Private Sale

Date: 22/05/2021

Property Type: House

Land Size: 697 sqm approx



49 Derrimut St ALBION 3020 (REI)

Agent Comments

2 1 1

Price: \$708,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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