#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

n Crescent, Albion Vic 3020

#### Indicative selling price

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

Single Price	\$675,000
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#### Median sale price

Median price	\$800,000	Property Type		ty 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

	aress of comparable property	1 1100	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

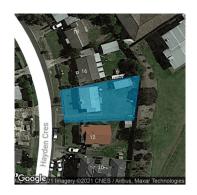
#### OR

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



Date of sale









Property Type: House (Previously Occupied - Detached) Land Size: 576 sqm approx

Agent Comments

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**Indicative Selling Price Median House Price** 

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

## Comparable Properties



84 Anderson Rd SUNSHINE 3020 (VG)

**-**3





Price: \$780.000 Method: Sale Date: 09/08/2021

Property Type: House (Res) Land Size: 598 sqm approx

**Agent Comments** 



6 Wyalong St ALBION 3020 (REI/VG)

**-**3







Agent Comments

Price: \$775,000 Method: Private Sale Date: 22/05/2021 Property Type: House Land Size: 697 sqm approx



49 Derrimut St ALBION 3020 (REI)





Price: \$708,000 Method: Auction Sale Date: 16/10/2021

Property Type: House (Res)

**Agent Comments** 

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