

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	50C Selwyn Street, Albion Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000

Median sale price

Median price	\$343,000	Hou	se	Unit	Х	Suburb	Albion
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

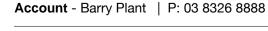
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/24 North St ARDEER 3022	\$630,000	14/06/2018
2	15 Link Rd SUNSHINE WEST 3020	\$601,500	21/07/2018
3	1 Lawrence St ARDEER 3022	\$600,000	31/03/2018

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.







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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price Year ending June 2018: \$343,000

Comparable Properties



4/24 North St ARDEER 3022 (REI)

3



2

Price: \$630,000 Method: Private Sale Date: 14/06/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



15 Link Rd SUNSHINE WEST 3020 (REI)

3





Price: \$601,500 Method: Auction Sale Date: 21/07/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



1 Lawrence St ARDEER 3022 (REI)

-





6

Price: \$600,000 **Method:** Private Sale **Date:** 31/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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