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

9/12 Forrest 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	\$250,000	&	\$270,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$396,500	500 Property type		Unit		Suburb	Albion
Period-from	01 Sep 2018	to	31 Aug 2	2019	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	
5/2 Forrest Street Albion VIC 3020	\$262,000	04-May-19	
12/12 Forrest Street Albion VIC 3020	\$268,000	05-Dec-18	
5/8 Burnewang Street Albion VIC 3020	\$250,000	24-Jun-19	

OR

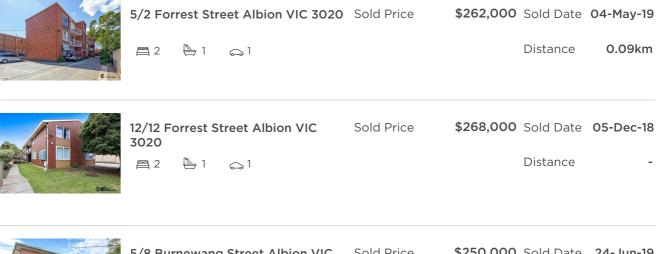
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 September 2019

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and the second se	5/8 Burnewang Street Albion VIC 3020		Sold Price	\$250,000	Sold Date	24-Jun-19	
-	E 2	1	⇔1			Distance	0.44km

RS = Recent sale UN = Undisclosed Sale

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