

## 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](http://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

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 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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**5/2 Forrest Street Albion VIC 3020** Sold Price **\$262,000** Sold Date **04-May-19**

2 1 1

Distance **0.09km**



**12/12 Forrest Street Albion VIC 3020** Sold Price **\$268,000** Sold Date **05-Dec-18**

2 1 1

Distance **-**



**5/8 Burnewang Street Albion VIC 3020** Sold Price **\$250,000** Sold Date **24-Jun-19**

2 1 1

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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