



 3  1  1

Rooms:
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
Year ending March 2017: \$630,000

Comparable Properties



21 Norwood St ALBION 3020 (REI)

Agent Comments

 4  1  1

Price: \$630,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm approx



67 Norwood St ALBION 3020 (REI)

Agent Comments

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Price: \$621,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 547 sqm approx

20 Westgate Av ALBION 3020 (REI)

Agent Comments

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Price: \$615,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 581 sqm approx

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

20 Clairmont Street, Albion Vic 3020

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$630,000

House

X

Suburb

Albion

Period - From 01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
21 Norwood St ALBION 3020	\$630,000	03/06/2017
67 Norwood St ALBION 3020	\$621,000	20/05/2017
20 Westgate Av ALBION 3020	\$615,000	25/02/2017