

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

9/10 Burnewang Street, Albion Vic 3020

Indicative selling price

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

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$262,000

Property Type

Unit

Suburb

Albion

Period - From

09/12/2018

to

08/12/2019

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 | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 5/8 Burnewang St ALBION 3020 | \$250,000 | 08/07/2019 |
| 2 | 6/12 Cranbourne Av SUNSHINE NORTH 3020 | \$225,000 | 17/06/2019 |
| 3 | 19/2-4 The Gables ALBION 3020 | \$212,500 | 14/06/2019 |

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:

09/12/2019 11:03



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$250,000 - \$275,000

Median Unit Price

09/12/2018 - 08/12/2019: \$262,000

Comparable Properties



5/8 Burnewang St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$250,000

Method: Private Sale

Date: 08/07/2019

Property Type: Apartment



6/12 Cranbourne Av SUNSHINE NORTH 3020 (REI)

Agent Comments

 1  1  1

Price: \$225,000

Method: Sold Before Auction

Date: 17/06/2019

Property Type: Apartment



19/2-4 The Gables ALBION 3020 (REI)

Agent Comments

 1  1  1

Price: \$212,500

Method: Private Sale

Date: 14/06/2019

Rooms: 2

Property Type: Apartment