

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 3 Merlow Street, Albion, VIC 3020

Indicative selling price

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

Price Range

\$800,000

&

\$850,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Albion (3020)

Period - From

27/08/2024

to

14/02/2025

Source

rp data

Comparable property sales

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

58 ADELAIDE STREET, ALBION VIC 3020	\$810,000	07/12/2024
16 BURNEWANG STREET, ALBION VIC 3020	\$1,050,600	13/10/2024
85 KING EDWARD AVENUE, ALBION VIC 3020	\$785,000	16/08/2024

This Statement of Information was prepared on: 14/02/2025