

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 ALBURY STREET, ALBION, VIC 3020**

2 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$500,000 to \$550,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



**ALBION, VIC, 3020**

**Suburb Median Sale Price (House)**

**\$660,000**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2 BAZENTIN ST, ALBION, VIC 3020**

3 1 2

**Sale Price**

**\$570,002**

Sale Date: 01/07/2017

Distance from Property: 397m



**2 WYALONG ST, ALBION, VIC 3020**

2 1 1

**Sale Price**

**\$531,000**

Sale Date: 03/08/2017

Distance from Property: 186m



**6 HAYDEN CRES, ALBION, VIC 3020**

2 1 2

**Sale Price**

**\$613,000**

Sale Date: 29/07/2017

Distance from Property: 723m



This report has been compiled on 19/12/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2 ALBURY 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)

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$660,000

House

X

Unit


Suburb

ALBION

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
2 BAZENTIN ST, ALBION, VIC 3020	\$570,002	01/07/2017
2 WYALONG ST, ALBION, VIC 3020	\$531,000	03/08/2017
6 HAYDEN CRES, ALBION, VIC 3020	\$613,000	29/07/2017