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

2/11-13 Mclean Street, Albion Vic 3020

Indicative selling price

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

Range between $460,000 & $495,000

Median sale price

Median price	$345,000	Property Type	Unit	Suburb	Albion
Period - From	16/09/2018	to	15/09/2019	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	1/30 Esmond St ARDEER 3022	$500,000	06/04/2019
2	1/29 Helene St ARDEER 3022	$490,000	20/08/2019
3	2/48 Collenso St SUNSHINE WEST 3020	$480,000	20/05/2019

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: 16/09/2019 10:47

CONSUMER AFFAIRS VICTORIA

2/11-13 Mclean Street, Albion Vic 3020

BarryPlant

🛏 2   🛁 1   🚗 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$460,000 - $495,000
Median Unit Price
16/09/2018 - 15/09/2019: $345,000

Comparable Properties

1/30 Esmond St ARDEER 3022 (REI)

🛏 2   🛁 1   🚗 1

Price: $500,000
Method: Auction Sale
Date: 06/04/2019
Property Type: Unit
Land Size: 200 sqm approx

Agent Comments

1/29 Helene St ARDEER 3022 (REI)

🛏 3   🛁 1   🚗 1

Price: $490,000
Method: Private Sale
Date: 20/08/2019
Property Type: House

Agent Comments

2/48 Collenso St SUNSHINE WEST 3020 (REI)

🛏 3   🛁 1   🚗 1

Price: $480,000
Method: Private Sale
Date: 20/05/2019
Rooms: 4
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 8326 8888