

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

1/2 Clairmont Street Albion VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Albion

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 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

1/40 Forrest Street Albion VIC 3020	\$750,000	14-Dec-21
11 Kororoit Street Albion VIC 3020	\$681,000	19-Nov-21
1/45 Burnewang Street Albion VIC 3020	\$695,000	07-Aug-21

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 6 months.~~

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1/40 Forrest Street Albion VIC 3020

Sold Price

^{RS}

\$750,000

Sold Date

14-Dec-21



4



2



2

Distance

0.9km



11 Kororoit Street Albion VIC 3020

Sold Price

\$681,000

Sold Date

19-Nov-21



3



1



2

Distance

0.99km



1/45 Burnewang Street Albion VIC 3020

Sold Price

\$695,000

Sold Date

07-Aug-21



3



1



1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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