

### 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

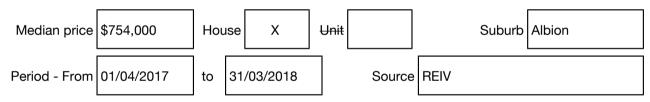
ess 23 Ridley Street, Albion Vic 3020 and ode

#### Indicative selling price

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

Range between \$730,000	&	\$760,000		
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#### Median sale price



#### 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	3 Brisbane St ALBION 3020	\$775,000	26/05/2018
2	47 Derrimut St ALBION 3020	\$758,000	19/05/2018
3	7 Brisbane St ALBION 3020	\$750,000	17/03/2018

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.

#### Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 690 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending March 2018: \$754,000

## **Comparable Properties**

	3 Brisbane St ALBION 3020 (REI) 3 1 1 1 Price: \$775,000 Method: Auction Sale Date: 26/05/2018 Rooms: 4 Property Type: House Land Size: 697 sqm approx	Agent Comments
bels_	47 Derrimut St ALBION 3020 (REI) 3 1 1 1 Price: \$758,000 Method: Auction Sale Date: 19/05/2018 Rooms: 4 Property Type: House (Res) Land Size: 611 sqm approx	Agent Comments
	7 Brisbane St ALBION 3020 (REI) 3 1 2 Price: \$750,000 Method: Auction Sale Date: 17/03/2018 Rooms: 4 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments

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