## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/19 Derrimut Street, Albion Vic 3020

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$590,000			
Median sale p	rice							
Median price	\$279,000	Pro	operty Type	Unit			Suburb	Albion
Period - From	01/01/2019	to	31/12/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/23 Derrimut St ALBION 3020	\$522,500	07/09/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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.

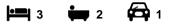
This Statement of Information was prepared on:

18/02/2020 12:44









Property Type: Townhouse Agent Comments Indicative Selling Price \$550,000 - \$590,000 Median Unit Price Year ending December 2019: \$279,000

# **Comparable Properties**

1/23 Derrimut St ALBION 3020 (REI)



Price: \$522,500 Method: Auction Sale Date: 07/09/2019 Property Type: Townhouse (Res) Agent Comments

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

