

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

1/23 Derrimut 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

*House

*Unit

Suburb

Albion

Period-from

01 Aug 2018

to

31 Jul 2019

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

2/23 Derrimut Street Albion VIC 3020	\$520,000	24-May-19
2/33A King Edward Avenue Albion VIC 3020	\$500,000	17-Oct-18
2/15 McLean Street Albion VIC 3020	\$510,000	05-Mar-19

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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2/23 Derrimut Street Albion VIC 3020

Sold Price **\$520,000** Sold Date **24-May-19**

2 - 1

Distance -



2/33A King Edward Avenue Albion VIC 3020

Sold Price **\$500,000** Sold Date **17-Oct-18**

3 1 1

Distance **0.47km**



2/15 McLean Street Albion VIC 3020

Sold Price **\$510,000** Sold Date **05-Mar-19**

2 1 1

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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