

Adrian Kav P 9313 7888 M 0475 222 585 E akay@douglaskay.com.au

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 betweer		3480 000		&	\$520,000		
Median sale price (*Delete house or unit as applicable)										
Median Price	\$673,750	*Ho	use	*	'Unit		Suburb	Albion		
Period-from	01 Aug 2018	to	31 Jul 20	19		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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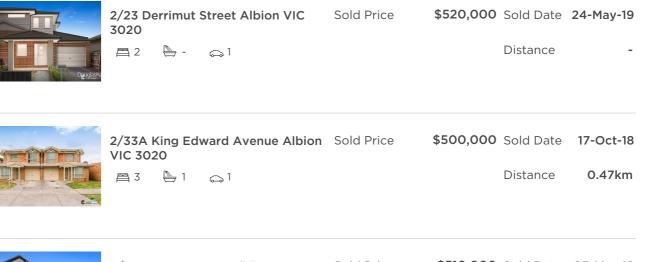
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	2/15 McLean Street Albion VIC 3020		Sold Price	\$510,000	Sold Date	05-Mar-19	
Ī	E 2	1	⊜ 1			Distance	0.5km

RS = Recent sale UN = Undisclosed Sale

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