

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

9 Hayden Crescent 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Albion

Period-from

01 May 2019

to

30 Apr 2020

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

5 Hamel Street Albion VIC 3020	\$645,000	23-Nov-19
128 Forrest Street Ardeer VIC 3022	\$560,000	18-Dec-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.

This Statement of Information was prepared on: 21 May 2020



5 Hamel Street Albion VIC 3020

Sold Price

\$645,000

Sold Date

23-Nov-19



3



1



2

Distance

0.23km



128 Forrest Street Ardeer VIC 3022

Sold Price

\$560,000

Sold Date

18-Dec-19



3



1



2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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