

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

6/125 ANDERSON ROAD 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

\$315,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2023

to

30 Sep 2024

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

4/79 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$330,000	19-Mar-24
10/12-14 DRUMMARTIN STREET ALBION VIC 3020	\$330,000	03-Jul-24

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: 01 October 2024



**4/79 WARWICK ROAD SUNSHINE
NORTH VIC 3020**

2 1 1

Sold Price

\$330,000

Sold Date

19-Mar-24

Distance

1.93km



**10/12-14 DRUMMARTIN STREET
ALBION VIC 3020**

2 1 -

Sold Price

^{RS} **\$330,000**

Sold Date

03-Jul-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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