

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

1/47 HUTCHINSON 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Albion

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/18 PERTH AVENUE ALBION VIC 3020	\$655,000	01-Aug-24
1/24 SELWYN STREET ALBION VIC 3020	\$617,000	25-May-24
6/44 PERTH AVENUE ALBION VIC 3020	\$622,000	29-Jan-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: 22 February 2025



**3/18 PERTH AVENUE ALBION VIC
3020**

Sold Price

\$655,000

Sold Date

01-Aug-24

 3  2  1

Distance

0.17km



**1/24 SELWYN STREET ALBION VIC
3020**

Sold Price

\$617,000

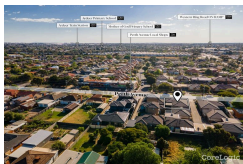
Sold Date

25-May-24

 3  1  1

Distance

0.32km



**6/44 PERTH AVENUE ALBION VIC
3020**

Sold Price

\$622,000

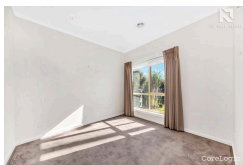
Sold Date

29-Jan-24

 3  2  2

Distance

0.24km



**1/44 PERTH AVENUE ALBION VIC
3020**

Sold Price

\$630,000

Sold Date

26-Feb-24

 3  2  1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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