

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

1/55 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Albion

Period-from

01 Dec 2019

to

30 Nov 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

| | | |
|------------------------------------|-----------|-----------|
| 1A Dalworth Street Albion VIC 3020 | \$749,500 | 26-Jul-19 |
| 1B Dalworth Street Albion VIC 3020 | \$740,000 | 13-Aug-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: 14 December 2020

**1A Dalworth Street Albion VIC 3020** Sold Price **\$749,500** Sold Date **26-Jul-19** 3  2  1Distance **0.47km****1B Dalworth Street Albion VIC 3020** Sold Price **\$740,000** Sold Date **13-Aug-19** 3  2  1Distance **0.46km****RS** = Recent sale**UN** = Undisclosed Sale

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