

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

12/2 Forrest Street, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$260,000

&

\$280,000

Median sale price

Median price

\$240,000

Unit

X

Suburb

Albion

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
4/2 Smart St SUNSHINE WEST 3020	\$270,000	29/04/2017
7/51 Anderson Rd SUNSHINE 3020	\$270,000	10/02/2017
6/25 Ridley St ALBION 3020	\$225,000	05/01/2017



 2  1  0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$260,000 - \$280,000
Median Unit Price
Year ending March 2017: \$240,000

Comparable Properties



4/2 Smart St SUNSHINE WEST 3020 (REI)

Agent Comments

 2  1  1

Price: \$270,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Unit



7/51 Anderson Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$270,000
Method: Private Sale
Date: 10/02/2017
Rooms: -
Property Type: Unit



6/25 Ridley St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$225,000
Method: Private Sale
Date: 05/01/2017
Rooms: 4
Property Type: Apartment