

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

3/10 Maylands Street, Albion Vic 3020

Indicative selling price

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

Range between \$490,000

&

\$520,000

Median sale price

Median price \$682,500

Property Type House

Suburb Albion

Period - From 01/01/2019

to 31/12/2019

Source REIV

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 six 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
1	2/2 Clairmont St ALBION 3020	\$530,000	13/02/2020
2	4/5 Rockbank Rd ARDEER 3022	\$512,500	20/03/2020
3	2/11-13 Mclean St ALBION 3020	\$505,000	05/10/2019

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 six months.~~

This Statement of Information was prepared on:

25/03/2020 11:45



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending December 2019: \$682,500

Comparable Properties

2/2 Clairmont St ALBION 3020 (REI)

Agent Comments

 2  1  2

Price: \$530,000

Method: Sold Before Auction

Date: 13/02/2020

Property Type: Unit



4/5 Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 2  1  1

Price: \$512,500

Method: Sold Before Auction

Date: 20/03/2020

Property Type: Unit



2/11-13 Mclean St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Unit