

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

2/40 ADELAIDE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Albion

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/19 NORWOOD STREET ALBION VIC 3020	\$527,500	21-Oct-22
29A ADELAIDE STREET ALBION VIC 3020	\$540,000	26-Aug-22
1/23 ADELAIDE STREET ALBION VIC 3020	\$565,000	04-Aug-22

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 December 2022


**2/19 NORWOOD STREET ALBION
VIC 3020**
 2  1  1

Sold Price

^{RS} **\$527,500** Sold Date **21-Oct-22**

Distance **0.77km**

**29A ADELAIDE STREET ALBION
VIC 3020**
 3  1  1

Sold Price

^{RS} **\$540,000** Sold Date **26-Aug-22**

Distance **0.06km**

**1/23 ADELAIDE STREET ALBION
VIC 3020**
 2  1  1

Sold Price

^{RS} **\$565,000** Sold Date **04-Aug-22**

Distance **0.17km**
RS = Recent sale

UN = Undisclosed Sale

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