

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

8/26 Forrest 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2018

to

31 Oct 2019

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

15/23 King Edward Avenue Albion VIC 3020	\$207,500	06-Dec-18
18/36 Ridley Street Albion VIC 3020	\$195,000	25-Feb-19
9/36 Ridley Street Albion VIC 3020	\$205,000	30-Oct-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: 08 November 2019



15/23 King Edward Avenue Albion VIC 3020

 1  1  1

Sold Price

\$207,500

Sold Date

06-Dec-18

Distance

0.22km



18/36 Ridley Street Albion VIC 3020

 1  1  1

Sold Price

\$195,000

Sold Date

25-Feb-19

Distance

0.21km



9/36 Ridley Street Albion VIC 3020

 1  1  1

Sold Price

^{RS} **\$205,000**

Sold Date

30-Oct-19

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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