

# 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

2/11 Wyalong Street, Albion Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$728,000

Property Type House

Suburb Albion

Period - From 01/04/2019

to 31/03/2020

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 | 3/19 Derrimut St ALBION 3020   | \$610,000 | 19/03/2020   |
| 2 | 2/10 Maylands St ALBION 3020   | \$600,000 | 30/04/2020   |
| 3 | 1/10 Chatsworth Av ARDEER 3022 | \$590,000 | 04/01/2020   |

**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:

03/06/2020 12:10



 3    2    2

**Property Type:** Unit  
**Land Size:** 328 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median House Price**  
Year ending March 2020: \$728,000

## Comparable Properties



**3/19 Derrimut St ALBION 3020 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$610,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2020  
**Property Type:** Townhouse (Res)



**2/10 Maylands St ALBION 3020 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 30/04/2020  
**Property Type:** Townhouse (Res)



**1/10 Chatsworth Av ARDEER 3022 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 04/01/2020  
**Property Type:** Unit