

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

3/143 Anderson Road, Albion Vic 3020

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$279,000

Property Type Unit

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	2/11-13 Mclean St ALBION 3020	\$505,000	05/10/2019
2	6/28 Suffolk Rd SUNSHINE NORTH 3020	\$391,500	30/11/2019
3	10/3 King Edward Av ALBION 3020	\$370,000	26/11/2019

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:

21/01/2020 12:53



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Property Type: Villa unit

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending December 2019: \$279,000

Comparable Properties



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



6/28 Suffolk Rd SUNSHINE NORTH 3020 (REI)

Agent Comments

 2  1  1

Price: \$391,500

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit



10/3 King Edward Av ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$370,000

Method: Private Sale

Date: 26/11/2019

Property Type: Unit