

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

9/121 Anderson Road 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

\$175,000

&

\$190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 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

9/10 Burnewang Street Albion VIC 3020	\$190,000	27-Aug-19
4/125 Anderson Road Albion VIC 3020	\$167,500	03-Jul-19
19/2-4 The Gables Albion VIC 3020	\$212,500	14-Jun-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.~~

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9/10 Burnewang Street Albion VIC 3020

Sold Price

^{RS} **\$190,000** ^{UN}

Sold Date

27-Aug-19

1 1 1

Distance

0.58km



4/125 Anderson Road Albion VIC 3020

Sold Price

\$167,500

Sold Date

03-Jul-19

1 1 1

Distance

0.04km



19/2-4 The Gables Albion VIC 3020

Sold Price

^{RS} **\$212,500**

Sold Date

14-Jun-19

1 1 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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