

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

13 Sydney Street, Albion Vic 3020

Indicative selling price

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

Range between \$790,000

&

\$865,000

Median sale price

Median price \$717,000

House

X

Unit

Suburb Albion

Period - From 01/07/2016

to

30/06/2017

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	1 Hutchinson St ALBION 3020	\$860,000	01/07/2017
2	3 Merlow St ALBION 3020	\$820,000	17/06/2017
3	26 Wyalong St ALBION 3020	\$800,000	08/04/2017

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.~~



 3  2  1

Rooms:
Property Type: House (Res)
Land Size: 836 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$865,000
Median House Price
 Year ending June 2017: \$717,000

Comparable Properties



1 Hutchinson St ALBION 3020 (REI)

Agent Comments

 3  1  2

Price: \$860,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx



3 Merlow St ALBION 3020 (REI)

Agent Comments

 4  2  1

Price: \$820,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 604 sqm approx



26 Wyalong St ALBION 3020 (REI)

Agent Comments

 3  1  4

Price: \$800,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx