

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

2/5 BURNEWANG 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

or range
between

\$510,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/15 SYDNEY STREET ALBION VIC 3020	\$585,000	02-Aug-23
5/40 MERNDA STREET SUNSHINE WEST VIC 3020	\$488,000	15-Jul-23
5/11-13 MCLEAN STREET ALBION VIC 3020	\$585,000	04-May-23

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: 11 August 2023



3/15 SYDNEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$585,000**

Sold Date **02-Aug-23**

2 2 2

Distance **0.11km**



5/40 MERNDA STREET SUNSHINE WEST VIC 3020

Sold Price

^{RS} **\$488,000**

Sold Date **15-Jul-23**

2 1 1

Distance **0.39km**



5/11-13 MCLEAN STREET ALBION VIC 3020

Sold Price

\$585,000

Sold Date **04-May-23**

3 1 1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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