

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	12/2 Forrest Street, Albion Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$273,500	Hou	se	Unit	Х	Suburb	Albion
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

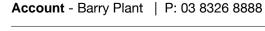
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	9/5 King Edward Av ALBION 3020	\$270,000	10/01/2019
2	5/2 Forrest St ALBION 3020	\$262,000	03/06/2019
3	5/8 Burnewang St ALBION 3020	\$250,000	08/07/2019

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.







Generated: 01/08/2019 14:12







Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$279,000 **Median Unit Price** Year ending June 2019: \$273,500

Comparable Properties



9/5 King Edward Av ALBION 3020 (REI)





Price: \$270,000 Method: Private Sale Date: 10/01/2019

Rooms: 3

Property Type: Apartment

Agent Comments



5/2 Forrest St ALBION 3020 (REI)

——— 2



Price: \$262,000 Method: Private Sale Date: 03/06/2019 Rooms: -

Property Type: Unit

Agent Comments



5/8 Burnewang St ALBION 3020 (REI)



Price: \$250.000 Method: Private Sale Date: 08/07/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 01/08/2019 14:12