

## 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

12/2 Forrest Street, Albion Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$279,000

#### Median sale price

Median price

\$273,500

House

Unit

X

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.

	Address 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.



 2  
  1  
  1

**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)

Agent Comments

 2  
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  1

**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 10/01/2019  
**Rooms:** 3  
**Property Type:** Apartment



5/2 Forrest St ALBION 3020 (REI)

Agent Comments

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  1

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



5/8 Burnewang St ALBION 3020 (REI)

Agent Comments

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  1

**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 08/07/2019  
**Rooms:** -  
**Property Type:** Apartment