

## 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

11/26 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$185,000

&

\$200,000

### 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

5/24 Forrest Street Albion VIC 3020	\$400,000	21-Mar-19
1/18 Forrest Street Albion VIC 3020	\$230,000	24-May-19
11/31 Ridley Street Albion VIC 3020	\$190,000	14-Mar-18

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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**5/24 Forrest Street Albion VIC 3020**

Sold Price

**\$400,000**

Sold Date

**21-Mar-19**

2 1 1

Distance

**0.02km**



**1/18 Forrest Street Albion VIC 3020**

Sold Price

**\$230,000**

Sold Date

**24-May-19**

1 1 1

Distance

**0.08km**



**11/31 Ridley Street Albion VIC 3020**

Sold Price

**\$190,000**

Sold Date

**14-Mar-18**

1 1 2

Distance

**0.09km**



**5/26 Forrest Street Albion VIC 3020**

Sold Price

**\$180,000**

Sold Date

**12-Sep-18**

1 1 1

Distance

**-**

RS = Recent sale

UN = Undisclosed Sale

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