

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

5/26 Forrest 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/18 Ridley Street Albion VIC 3020	\$220,000	03-Aug-21
9/7 King Edward Avenue Albion VIC 3020	\$213,000	22-Apr-21
21/2-4 The Gables Albion VIC 3020	\$210,500	14-Jul-21

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: 06 October 2021



11/18 Ridley Street Albion VIC 3020 Sold Price ^{RS} **\$220,000** Sold Date **03-Aug-21**

1 1 1

Distance **0.18km**



9/7 King Edward Avenue Albion VIC 3020 Sold Price **\$213,000** Sold Date **22-Apr-21**

1 1 1

Distance **0.29km**



21/2-4 The Gables Albion VIC 3020 Sold Price ^{RS} **\$210,500** ^{UN} Sold Date **14-Jul-21**

1 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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