

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

4/12 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2024

to

28 Feb 2025

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

6/125 ANDERSON ROAD ALBION VIC 3020	\$275,000	12-Feb-25
7/25 RIDLEY STREET ALBION VIC 3020	\$275,000	22-Sep-24
5/2 FORREST STREET ALBION VIC 3020	\$295,000	16-Aug-24

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 March 2025

Danielle Fordham

M 0409 083 235

E danielle.fordham@obre.com.au



6/125 ANDERSON ROAD ALBION VIC 3020

 2  1  -

Sold Price

^{RS}

\$275,000

Sold Date

12-Feb-25

Distance

0.14km



7/25 RIDLEY STREET ALBION VIC 3020

 2  1  1

Sold Price

\$275,000

Sold Date

22-Sep-24

Distance

0.16km



5/2 FORREST STREET ALBION VIC 3020

 2  1  1

Sold Price

\$295,000

Sold Date

16-Aug-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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