

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

7/16 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,500

Property type

Unit

Suburb

Albion

Period-from

01 Apr 2022

to

31 Mar 2023

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

5/25 RIDLEY STREET ALBION VIC 3020	\$297,000	08-Mar-23
10/123 ANDERSON ROAD ALBION VIC 3020	\$265,000	28-Sep-22

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: 19 April 2023

**5/25 RIDLEY STREET ALBION VIC 3020**

Sold Price

\$297,000

Sold Date

08-Mar-23

2

1

1

Distance

0.12km**10/123 ANDERSON ROAD ALBION VIC 3020**

Sold Price

\$265,000

Sold Date

28-Sep-22

2

1

1

Distance

0.17km**RS** = Recent sale**UN** = Undisclosed Sale

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