

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 WYALONG STREET, ALBION, VIC 3020**  3  1  1

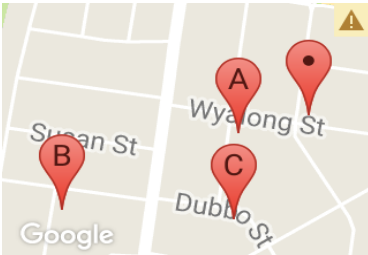
### Indicative Selling Price

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

**Price Range: \$550,000 to \$600,000**

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

## MEDIAN SALE PRICE



**ALBION, VIC, 3020**

Suburb Median Sale Price (House)

**\$738,750**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**8 BRISBANE ST, ALBION, VIC 3020**

 3  2  2

Sale Price

**\$600,000**

Sale Date: 24/02/2018

Distance from Property: 120m



**10 MERLOW ST, ALBION, VIC 3020**

 3  2  1

Sale Price

**\$620,000**

Sale Date: 20/01/2018

Distance from Property: 438m



**1 DUBBO ST, ALBION, VIC 3020**

 3  2  1

Sale Price

**\*\$620,000**

Sale Date: 25/11/2017

Distance from Property: 223m



This report has been compiled on 27/04/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

16 WYALONG 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)

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$738,750

House

X

Unit


Suburb

ALBION

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
8 BRISBANE ST, ALBION, VIC 3020	\$600,000	24/02/2018
10 MERLOW ST, ALBION, VIC 3020	\$620,000	20/01/2018
1 DUBBO ST, ALBION, VIC 3020	*\$620,000	25/11/2017