

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 FERGUSON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Albion

Period-from

01 Sep 2023

to

31 Aug 2024

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 MCLEAN STREET ALBION VIC 3020	\$710,000	30-Jul-24
6 SUSAN STREET ALBION VIC 3020	\$670,000	08-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: 10 September 2024



5 MCLEAN STREET ALBION VIC 3020

3 1 4

Sold Price

\$710,000

Sold Date

30-Jul-24

Distance

0.75km



6 SUSAN STREET ALBION VIC 3020

4 2 3

Sold Price

^{RS}**\$670,000**

Sold Date

08-Aug-24

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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