

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

2/3 Drummartin 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,500

Property type

Unit

Suburb

Albion

Period-from

01 Dec 2020

to

30 Nov 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

6/23 King Edward Avenue Albion VIC 3020	\$245,000	14-May-21
31/2-4 The Gables Albion VIC 3020	\$247,600	16-Jul-21
25/2-4 The Gables Albion VIC 3020	\$248,000	18-Mar-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: 16 December 2021



6/23 King Edward Avenue Albion VIC 3020

Sold Price

\$245,000

Sold Date

14-May-21

1

1

1

Distance

0.24km



31/2-4 The Gables Albion VIC 3020

Sold Price

\$247,600

Sold Date

16-Jul-21

1

1

1

Distance

0.45km



25/2-4 The Gables Albion VIC 3020

Sold Price

\$248,000

Sold Date

18-Mar-21

1

1

1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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