

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

20/2-4 THE GABLES 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2022

to

31 Jul 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

15/2-4 THE GABLES ALBION VIC 3020	\$205,000	24-Jan-23
14/31 RIDLEY STREET ALBION VIC 3020	\$230,000	01-Jul-23
7/15 RIDLEY STREET ALBION VIC 3020	\$210,000	27-Jun-23

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: 07 August 2023


15/2-4 THE GABLES ALBION VIC 3020

Sold Price

\$205,000

Sold Date

24-Jan-23
 1

 1

 1

Distance

0km

14/31 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$230,000**

Sold Date

01-Jul-23
 1

 1

 1

Distance

0.47km

7/15 RIDLEY STREET ALBION VIC 3020

Sold Price

\$210,000

Sold Date

27-Jun-23
 1

 1

 1

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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