

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ADELAIDE STREET, ALBION, VIC

3 bedrooms, 1 bathroom, 1 car space

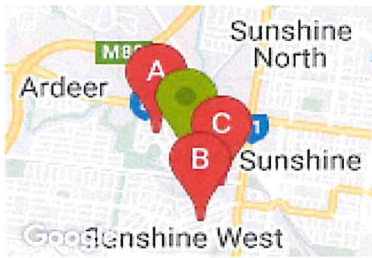
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **800,000 to 880,000**

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

MEDIAN SALE PRICE



ALBION, VIC, 3020

Suburb Median Sale Price (House)

\$710,000

01 April 2019 to 31 March 2020

Provided by: **pricefinder**

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.



13 PERTH AVE, ALBION, VIC 3020

3 bedrooms, 1 bathroom, 3 car spaces

Sale Price

\$806,000

Sale Date: 14/03/2020

Distance from Property: 546m



42 ARMSTRONG ST, SUNSHINE WEST, VIC

4 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$863,000

Sale Date: 25/03/2020

Distance from Property: 912m



25 FRASER ST, SUNSHINE, VIC 3020

4 bedrooms, 2 bathrooms, 1 car space

Sale Price

\$821,000

Sale Date: 14/03/2020

Distance from Property: 605m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

25 ADELAIDE STREET, ALBION, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 800,000 to 880,000

Median sale price

Median price

\$710,000

Property type

House

Suburb

ALBION

Period

01 April 2019 to 31 March 2020

Source


pricfinder

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

Price

Date of sale

13 PERTH AVE, ALBION, VIC 3020	\$806,000	14/03/2020
42 ARMSTRONG ST, SUNSHINE WEST, VIC 3020	\$863,000	25/03/2020
25 FRASER ST, SUNSHINE, VIC 3020	\$821,000	14/03/2020

This Statement of Information was prepared

25/06/2020