

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

10/2-4 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2023

to

30 Sep 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

9/10 BURNEWANG STREET ALBION VIC 3020	\$296,000	25-Jun-24
5/2 FORREST STREET ALBION VIC 3020	\$295,000	16-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: 17 October 2024



**9/10 BURNEWANG STREET
ALBION VIC 3020**

 1  1  1

Sold Price **\$296,000** Sold Date **25-Jun-24**

Distance **0.52km**



**5/2 FORREST STREET ALBION VIC
3020**

 2  1  1

Sold Price **\$295,000** Sold Date **16-Aug-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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