

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

1/47 HUTCHINSON 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|--|-----------|-----------|
| 2/111 GLENGALA ROAD SUNSHINE WEST VIC 3020 | \$615,000 | 01-Mar-24 |
| 1/24 SELWYN STREET ALBION VIC 3020 | \$617,000 | 25-May-24 |
| 1/24 SYDNEY STREET ALBION VIC 3020 | \$585,000 | 17-Feb-25 |

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: 12 March 2025



2/111 GLENGALA ROAD SUNSHINE WEST VIC 3020

Sold Price

\$615,000

Sold Date

01-Mar-24

3 2 2

Distance

1.33km



1/24 SELWYN STREET ALBION VIC 3020

Sold Price

\$617,000

Sold Date

25-May-24

3 1 1

Distance

0.3km



1/24 SYDNEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$585,000**

Sold Date

17-Feb-25

3 1 1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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