

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 7/11-13 MCLEAN STREET, ALBION, VIC 3020

Indicative selling price

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

Single Price / Range \$500,000 to \$550,000

Median sale price

Median price \$225,500

House

Unit

X

Suburb ALBION

Period 01 October 2016 to 31 March 2017

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 property	Price	Date of sale
1/44 PERTH AVE, ALBION, VIC 3020	*\$575,000	27/05/2017
15 DRUMMARTIN ST, ALBION, VIC 3020	*\$515,000	01/04/2017
2 PERTH AVE, ALBION, VIC 3020	*\$460,000	06/03/2017