

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

3/38 ADELAIDE 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

\$217,000

&

\$232,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2022

to

31 Aug 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

14/31 RIDLEY STREET ALBION VIC 3020	\$230,000	01-Jul-23
7/2-4 THE GABLES ALBION VIC 3020	\$212,000	24-Aug-23
4/10 BURNEWANG STREET ALBION VIC 3020	\$315,000	30-Aug-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: 20 September 2023



14/31 RIDLEY STREET ALBION VIC 3020

Sold Price

\$230,000

Sold Date

01-Jul-23



1



1



1

Distance

0.44km



7/2-4 THE GABLES ALBION VIC 3020

Sold Price

^{RS} **\$212,000**

Sold Date

24-Aug-23



1



1



1

Distance

0.46km



4/10 BURNEWANG STREET ALBION VIC 3020

Sold Price

^{RS} **\$315,000**

Sold Date

30-Aug-23



1



1



1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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