

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

38 DERRIMUT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Albion

Period-from

01 Jan 2024

to

31 Dec 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

39 DERRIMUT STREET ALBION VIC 3020	\$765,000	01-Jun-24
63 DERRIMUT STREET ALBION VIC 3020	\$750,000	13-Apr-24
1 PERTH AVENUE ALBION VIC 3020	\$750,000	20-Jan-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: 30 January 2025



39 DERRIMUT STREET ALBION VIC 3020

Sold Price

\$765,000

Sold Date

01-Jun-24

3 1 2

Distance

0.11km



63 DERRIMUT STREET ALBION VIC 3020

Sold Price

\$750,000

Sold Date

13-Apr-24

2 1 -

Distance

0.13km



1 PERTH AVENUE ALBION VIC 3020

Sold Price

Sold Date

20-Jan-24

2 1 1

Distance

0.32km



10 HUTCHINSON STREET ALBION VIC 3020

Sold Price

\$735,000

Sold Date

17-May-24

3 2 1

Distance

0.37km



31 BURNEWANG STREET ALBION VIC 3020

Sold Price

\$740,000

Sold Date

20-Jun-24

3 1 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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