

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

5/123 ANDERSON ROAD 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2022

to

30 Jun 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

5/25 RIDLEY STREET ALBION VIC 3020	\$297,000	08-Mar-23
7/16 FORREST STREET ALBION VIC 3020	\$287,000	12-May-23
4/31 RIDLEY STREET ALBION VIC 3020	\$270,000	04-Apr-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: 18 July 2023


5/25 RIDLEY STREET ALBION VIC 3020

Sold Price

\$297,000

Sold Date

08-Mar-23
 2

 1

 -

Distance

0.27km

7/16 FORREST STREET ALBION VIC 3020

Sold Price

\$287,000

Sold Date

12-May-23
 2

 1

 1

Distance

0.17km

4/31 RIDLEY STREET ALBION VIC 3020

Sold Price

\$270,000

Sold Date

04-Apr-23
 2

 1

 1

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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