

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

3/44 DERRIMUT STREET, ALBION, VIC 3020

Indicative selling price

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

Price Range:

\$470,000 to \$510,000

Median sale price

Median price

\$260,000

House

Unit

X

Suburb

ALBION

Period

01 April 2017 to 30 September 2017

Source



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
22 GUNNEDAH ST, ALBION, VIC 3020	\$536,000	24/06/2017
3/2 PERTH AVE, ALBION, VIC 3020	\$460,000	06/03/2017
1/4 BURNEWANG ST, ALBION, VIC 3020	\$445,000	21/04/2017