

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

2/46 Selwyn 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/2 Clairmont Street Albion VIC 3020	\$530,000	13-Feb-20
3/55 Derrimut Street Albion VIC 3020	\$503,000	22-May-20
3/10 Maylands Street Albion VIC 3020	\$520,000	10-Apr-20

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: 09 July 2020



2/2 Clairmont Street Albion VIC 3020

2 1 2

Sold Price **\$530,000** Sold Date **13-Feb-20**

Distance **0.12km**



3/55 Derrimut Street Albion VIC 3020

2 1 1

Sold Price **\$503,000** Sold Date **22-May-20**

Distance **0.34km**



3/10 Maylands Street Albion VIC 3020

2 1 1

Sold Price **\$520,000** Sold Date **10-Apr-20**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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