

## 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

3/5 Dubbo Street Albion VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Albion

Period-from

01 Dec 2019

to

30 Nov 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

2/55 Derrimut Street Albion VIC 3020	\$610,500	20-Mar-20
88 King Edward Avenue Albion VIC 3020	\$560,000	25-May-20
2/42 Burnewang Street Albion VIC 3020	\$555,000	17-Dec-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: 18 December 2020

Dean Larti

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2/55 Derrimut Street Albion VIC  
3020

Sold Price

**\$610,500**

Sold Date **20-Mar-20**

 2  2  1

Distance **0.16km**



88 King Edward Avenue Albion VIC  
3020

Sold Price

**\$560,000**

Sold Date **25-May-20**

 2  1  2

Distance **0.17km**



2/42 Burnewang Street Albion VIC  
3020

Sold Price

<sup>RS</sup>**\$555,000**

Sold Date **17-Dec-20**

 2  2  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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# 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

2/5 Dubbo Street Albion VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Other

Suburb

Albion

Period-from

01 Nov 2019

to

31 Oct 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

Address of comparable property	Price	Date of sale
2B Dubbo Street Albion VIC 3020	\$682,000	04-Nov-20
2/23 Wyalong Street Albion VIC 3020	\$700,000	15-Oct-20
1/15 Drummartin Street Albion VIC 3020	\$700,000	05-Nov-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: 27 November 2020

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**2B Dubbo Street Albion VIC 3020**

Sold Price

<sup>RS</sup> **\$682,000** Sold Date **04-Nov-20**

3 2 2

Distance **0.08km****2/23 Wyalong Street Albion VIC 3020**

Sold Price

**\$700,000** Sold Date **15-Oct-20**

3 2 2

Distance **0.17km****1/15 Drummartin Street Albion VIC 3020**

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **05-Nov-20**

3 2 1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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