

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

4/117 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,000

Property type

Unit

Suburb

Albion

Period-from

01 May 2020

to

30 Apr 2021

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

6/23 King Edward Avenue Albion VIC 3020	\$245,000	20-May-21
12/31 Ridley Street Albion VIC 3020	\$207,000	12-Jan-21
8/14 Forrest Street Albion VIC 3020	\$235,000	09-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: 21 May 2021



6/23 King Edward Avenue Albion VIC 3020

Sold Price

^{RS} \$245,000

Sold Date 20-May-21

1 1 1

Distance 0.37km



12/31 Ridley Street Albion VIC 3020

Sold Price

\$207,000

Sold Date 12-Jan-21

3 1 1

Distance 0.35km



8/14 Forrest Street Albion VIC 3020

Sold Price

\$235,000

Sold Date 09-Dec-20

1 1 1

Distance 0.15km

RS = Recent sale UN = Undisclosed Sale

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