

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

6/44 Perth Avenue 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2020

to

31 May 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

1/42 Perth Avenue Albion VIC 3020	\$575,000	09-Apr-21
12A Day Street Sunshine West VIC 3020	\$620,000	12-Feb-21
2/5 Dubbo Street Albion VIC 3020	\$660,000	02-Feb-21

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: 22 June 2021



1/42 Perth Avenue Albion VIC 3020 Sold Price ^{RS} \$575,000 Sold Date 09-Apr-21

2 1 1

Distance 0.02km



12A Day Street Sunshine West VIC 3020 Sold Price \$620,000 Sold Date 12-Feb-21

3 2 1

Distance 1.22km



2/5 Dubbo Street Albion VIC 3020 Sold Price \$660,000 Sold Date 02-Feb-21

3 2 2

Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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