

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

2/40 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

\$580,000

&

\$630,000

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

Dean Larti

P 93009000

M 0403 675 922

E dean@bellsrealestate.com.au

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

🛏️ 2 🚿 1 🚗 1

Distance **0.36km****12A Day Street Sunshine West VIC 3020** Sold Price **\$620,000** Sold Date **12-Feb-21**

🛏️ 3 🚿 2 🚗 1

Distance **0.85km****2/5 Dubbo Street Albion VIC 3020** Sold Price **\$660,000** Sold Date **02-Feb-21**

🛏️ 3 🚿 2 🚗 2

Distance **0.08km****RS** = Recent sale**UN** = Undisclosed Sale

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