

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

4/2-4 The Gables 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

\$228,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2019

to

30 Sep 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

3/38 Adelaide Street Albion VIC 3020	\$201,000	28-Aug-20
4/36 Ridley Street Albion VIC 3020	\$188,000	24-Jun-20
16/23 King Edward Avenue Albion VIC 3020	\$198,000	26-May-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: 20 October 2020

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3/38 Adelaide Street Albion VIC 3020

Sold Price **\$201,000** Sold Date **28-Aug-20**

1 1 1

Distance **0.46km**



4/36 Ridley Street Albion VIC 3020

Sold Price **\$188,000** Sold Date **24-Jun-20**

1 1 1

Distance **0.31km**



16/23 King Edward Avenue Albion VIC 3020

Sold Price **\$198,000** Sold Date **26-May-20**

1 1 1

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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