

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

3/1A Gunnedah 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2020

to

30 Sep 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

25/2-4 The Gables Albion VIC 3020	\$248,000	18-Mar-21
31/2-4 The Gables Albion VIC 3020	\$247,600	16-Jul-21
6/23 King Edward Avenue Albion VIC 3020	\$245,000	14-May-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: 15 October 2021



25/2-4 The Gables Albion VIC 3020 Sold Price **\$248,000** Sold Date **18-Mar-21**

1 1 1

Distance **0.29km**



31/2-4 The Gables Albion VIC 3020 Sold Price **\$247,600** Sold Date **16-Jul-21**

1 1 1

Distance **0.29km**



6/23 King Edward Avenue Albion VIC 3020 Sold Price **\$245,000** Sold Date **14-May-21**

1 1 1

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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