

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

25/2-4 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,000

Property type

Unit

Suburb

Albion

Period-from

01 Mar 2020

to

28 Feb 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

4/2-4 The Gables Albion VIC 3020	\$228,500	02-Oct-20
8/14 Forrest Street Albion VIC 3020	\$235,000	09-Dec-20
2/21 Perth Avenue Albion VIC 3020	\$234,000	18-Feb-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: 02 March 2021

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**4/2-4 The Gables Albion VIC 3020** Sold Price **\$228,500** Sold Date **02-Oct-20**

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Distance -

**8/14 Forrest Street Albion VIC 3020** Sold Price **\$235,000** Sold Date **09-Dec-20**

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Distance **0.49km****2/21 Perth Avenue Albion VIC 3020** Sold Price **\$234,000** Sold Date **18-Feb-20**

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Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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