Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/16 PERTH AVENUE, ALBION, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$595,000

Median sale price

Median price	$432,500	House		Unit	X
Suburb	ALBION				
Period	01 April 2017 to 30 June 2017	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7/11 MCLEAN ST, ALBION, VIC 3020	*$530,000	12/07/2017
1/44 PERTH AVE, ALBION, VIC 3020	$575,000	27/05/2017
2/36 SELWYN ST, ALBION, VIC 3020	$600,000	13/05/2017