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	3/18 PERTH AVENUE 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Unit	Suburb	Albion
Period-from	01 Jul 2023	to	30 Jun 2024	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
2/229 GLENGALA ROAD SUNSHINE WEST VIC 3020	$674,000	23-Mar-24
3/8 LURG AVENUE SUNSHINE NORTH VIC 3020	$670,000	06-Feb-24
1/44 PERTH AVENUE ALBION VIC 3020	$630,000	26-Feb-24

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: 16 July 2024

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2/229 GLENGALA ROAD SUNSHINE WEST VIC 3020

3 2 -

Sold Price **$674,000** Sold Date **23-Mar-24**

Distance **1.61km**

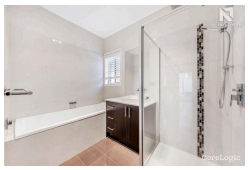


3/8 LURG AVENUE SUNSHINE NORTH VIC 3020

3 2 2

Sold Price **$670,000** Sold Date **06-Feb-24**

Distance **1.77km**



1/44 PERTH AVENUE ALBION VIC 3020

3 2 1

Sold Price **$630,000** Sold Date **26-Feb-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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