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	3/19 DERRIMUT 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Unit	Suburb	Albion
Period-from	01 Aug 2023	to	31 Jul 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
3/18 PERTH AVENUE ALBION VIC 3020	$655,000	02-Aug-24
1/24 SELWYN STREET ALBION VIC 3020	$617,000	25-May-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: 08 August 2024

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3/18 PERTH AVENUE ALBION VIC 3020

3 2 1

Sold Price RS **$655,000** Sold Date **02-Aug-24**

Distance **0.55km**



1/24 SELWYN STREET ALBION VIC 3020

3 1 1

Sold Price **$617,000** Sold Date **25-May-24**

Distance **0.58km**

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

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