

## 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

1 CULLEN COURT ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$802,500

Property type

House

Suburb

Albion

Period-from

01 Oct 2022

to

30 Sep 2023

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

60 BURNEWANG STREET ALBION VIC 3020	\$743,500	29-Aug-23
25 PERTH AVENUE ALBION VIC 3020	\$745,000	05-Apr-23

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: 12 October 2023

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**60 BURNEWANG STREET ALBION  
VIC 3020**

3 - -

Sold Price

**\$743,500**

Sold Date **29-Aug-23**

Distance **0.75km**



**25 PERTH AVENUE ALBION VIC  
3020**

3 1 2

Sold Price

**\$745,000**

Sold Date **05-Apr-23**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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