

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

17/2-4 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

\$120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,250

Property type

House

Suburb

Albion

Period-from

01 Apr 2023

to

31 Mar 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

9/2-4 THE GABLES ALBION VIC 3020	\$200,000	16-Jan-24
29/2-4 THE GABLES ALBION VIC 3020	\$215,000	02-Nov-23
8/3 DRUMMARTIN STREET ALBION VIC 3020	\$216,000	05-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.~~

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9/2-4 THE GABLES ALBION VIC 3020

Sold Price **\$200,000** Sold Date **16-Jan-24**

 1  1  1

Distance **0km**



29/2-4 THE GABLES ALBION VIC 3020

Sold Price **\$215,000** Sold Date **02-Nov-23**

 1  1  1

Distance **0km**



8/3 DRUMMARTIN STREET ALBION VIC 3020

Sold Price **\$216,000** Sold Date **05-Feb-24**

 1  1  1

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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