

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

17B HUTCHINSON 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Albion

Period-from

01 Mar 2023

to

29 Feb 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

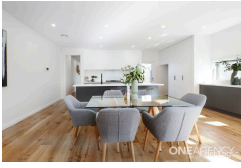
Date of sale

22B ARNOLD STREET SUNSHINE WEST VIC 3020	\$880,000	11-Nov-23
1A HENDRY STREET SUNSHINE WEST VIC 3020	\$860,000	25-Oct-23
4/2 JESSIE STREET SUNSHINE VIC 3020	\$1,200,000	27-Dec-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: 22 March 2024



**22B ARNOLD STREET SUNSHINE
WEST VIC 3020**

4 2 2

Sold Price **\$880,000** Sold Date **11-Nov-23**

Distance **0.76km**



**1A HENDRY STREET SUNSHINE
WEST VIC 3020**

3 3 2

Sold Price **\$860,000** Sold Date **25-Oct-23**

Distance **0.71km**



**4/2 JESSIE STREET SUNSHINE VIC
3020**

4 3 2

Sold Price ^{RS} **\$1,200,000** Sold Date **27-Dec-23**

Distance **2.36km**

RS = Recent sale UN = Undisclosed Sale

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