

## 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

24/2-4 THE GABLES 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

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2022

to

31 Aug 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

4/10 BURNEWANG STREET ALBION VIC 3020	\$315,000	30-Aug-23
14/31 RIDLEY STREET ALBION VIC 3020	\$230,000	01-Jul-23
7/2-4 THE GABLES ALBION VIC 3020	\$212,000	24-Aug-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: 20 September 2023



**4/10 BURNEWANG STREET  
ALBION VIC 3020**

 1  1  1

Sold Price

<sup>RS</sup>

**\$315,000**

Sold Date **30-Aug-23**

Distance **0.52km**



**14/31 RIDLEY STREET ALBION VIC  
3020**

 1  1  1

Sold Price

**\$230,000**

Sold Date **01-Jul-23**

Distance **0.47km**



**7/2-4 THE GABLES ALBION VIC  
3020**

 1  1  1

Sold Price

<sup>RS</sup>

**\$212,000**

Sold Date **24-Aug-23**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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