

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

3/121 ANDERSON ROAD 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

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

8/3 DRUMMARTIN STREET ALBION VIC 3020	\$216,000	05-Feb-24
3/125 ANDERSON ROAD ALBION VIC 3020	\$220,000	05-Sep-23
7/15 RIDLEY STREET ALBION VIC 3020	\$210,000	27-Jun-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: 23 April 2024

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**8/3 DRUMMARTIN STREET ALBION VIC 3020** Sold Price **\$216,000** Sold Date **05-Feb-24**

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Distance **0.52km****3/125 ANDERSON ROAD ALBION VIC 3020** Sold Price **\$220,000** Sold Date **05-Sep-23**

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Distance **0.04km****7/15 RIDLEY STREET ALBION VIC 3020** Sold Price **\$210,000** Sold Date **27-Jun-23**

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Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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