

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

5/14 TALMAGE 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2022

to

31 Oct 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	18-Aug-23
8/3 KING EDWARD AVENUE ALBION VIC 3020	\$370,000	11-Jul-23
1/1A GUNNEDAH STREET ALBION VIC 3020	\$390,000	18-Sep-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: 09 November 2023



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

 1  1  1

Sold Price **\$315,000** Sold Date **18-Aug-23**

Distance **0.55km**



**8/3 KING EDWARD AVENUE
 ALBION VIC 3020**

 2  1  1

Sold Price **\$370,000** Sold Date **11-Jul-23**

Distance **0.29km**



**1/1A GUNNEDAH STREET ALBION
 VIC 3020**

 2  1  -

Sold Price ^{RS} **\$390,000** Sold Date **18-Sep-23**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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