

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

5/26 FORREST 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

\$185,000

&

\$200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2022

to

31 Jul 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

1/23 KING EDWARD AVENUE ALBION VIC 3020	\$182,500	14-Aug-23
11/15 RIDLEY STREET ALBION VIC 3020	\$195,000	02-Aug-23
4/14 FORREST STREET ALBION VIC 3020	\$202,000	16-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: 17 August 2023


**1/23 KING EDWARD AVENUE
ALBION VIC 3020**
 1
  1
  -

Sold Price

^{RS} **\$182,500** Sold Date **14-Aug-23**

 Distance **0.22km**

**11/15 RIDLEY STREET ALBION VIC
3020**
 1
  1
  1

Sold Price

^{RS} **\$195,000** Sold Date **02-Aug-23**

 Distance **0.11km**

**4/14 FORREST STREET ALBION
VIC 3020**
 1
  1
  -

Sold Price

\$202,000 Sold Date **16-Jun-23**

 Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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