

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 FERGUSON 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Albion

Period-from

01 May 2023

to

30 Apr 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

3 HAMEL STREET ALBION VIC 3020	\$788,000	09-Feb-24
63 DERRIMUT STREET ALBION VIC 3020	\$750,000	09-May-24
LOT 1/7 ADELAIDE STREET ALBION VIC 3020	\$710,000	26-Jan-24

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: 24 May 2024



3 HAMEL STREET ALBION VIC 3020

3 2 -

Sold Price

\$788,000

Sold Date **09-Feb-24**

Distance

0.25km



63 DERRIMUT STREET ALBION VIC 3020

2 1 -

Sold Price

^{RS} **\$750,000**

Sold Date **09-May-24**

Distance

0.61km



LOT 1/7 ADELAIDE STREET ALBION VIC 3020

3 1 1

Sold Price

\$710,000

Sold Date **26-Jan-24**

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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