

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

50B BURNEWANG 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

\$750,000

&

\$800,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
206 FORREST STREET ARDEER VIC 3022	\$756,000	28-Mar-24
3/46 HERTFORD ROAD SUNSHINE VIC 3020	\$765,000	08-Mar-24
16 MYERS STREET SUNSHINE WEST VIC 3020	\$795,000	24-Feb-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: 02 May 2024

Steve Taleski
P 83268888
M 0413508615
E staleski@barryplant.com.au



**206 FORREST STREET ARDEER
VIC 3022**

 4  3  1

Sold Price

^{RS} **\$756,000** Sold Date **28-Mar-24**

Distance **1.24km**



**3/46 HERTFORD ROAD SUNSHINE
VIC 3020**

 3  2  2

Sold Price

\$765,000 Sold Date **08-Mar-24**

Distance **1.84km**



**16 MYERS STREET SUNSHINE
WEST VIC 3020**

 3  2  2

Sold Price

\$795,000 Sold Date **24-Feb-24**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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