

## 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

54 SYDNEY STREET ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$802,500

Property type

House

Suburb

Albion

Period-from

01 Oct 2022

to

30 Sep 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

2 CULLEN COURT ALBION VIC 3020	\$791,000	16-Sep-23
9 DALWORTH STREET ALBION VIC 3020	\$800,000	26-May-23
10 BRISBANE STREET ALBION VIC 3020	\$807,000	26-Aug-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: 26 October 2023



**2 CULLEN COURT ALBION VIC 3020**

 3  1  2

Sold Price

<sup>RS</sup> **\$791,000**

Sold Date **16-Sep-23**

Distance **0.94km**



**9 DALWORTH STREET ALBION VIC 3020**

 3  1  1

Sold Price

**\$800,000**

Sold Date **26-May-23**

Distance **1km**



**10 BRISBANE STREET ALBION VIC 3020**

 3  2  1

Sold Price

<sup>RS</sup> **\$807,000**

Sold Date **26-Aug-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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