

## 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

63 NORWOOD 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$744,250

Property type

House

Suburb

Albion

Period-from

01 Apr 2023

to

31 Mar 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

1 CULLEN COURT ALBION VIC 3020	\$685,000	20-Dec-23
4 CLAIRMONT STREET ALBION VIC 3020	\$692,000	26-Jul-23
26 SELWYN STREET ALBION VIC 3020	\$672,000	02-Dec-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 April 2024

**1 CULLEN COURT ALBION VIC 3020**

3 1 2

Sold Price **\$685,000** Sold Date **20-Dec-23**Distance **0.14km****4 CLAIRMONT STREET ALBION VIC 3020**

3 1 4

Sold Price **\$692,000** Sold Date **26-Jul-23**Distance **0.28km****26 SELWYN STREET ALBION VIC 3020**

2 1 1

Sold Price **\$672,000** Sold Date **02-Dec-23**Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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