

## 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

72 FORREST 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Albion

Period-from

01 Jan 2023

to

31 Dec 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 PERTH AVENUE ALBION VIC 3020	\$750,000	20-Jan-24
30 PERTH AVENUE ALBION VIC 3020	\$765,000	07-Oct-23
21 HUTCHINSON STREET ALBION VIC 3020	\$725,000	17-Nov-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: 29 January 2024

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**1 PERTH AVENUE ALBION VIC 3020**

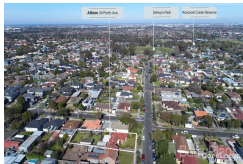
2 1 1

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **20-Jan-24**

Distance **0.53km**



**30 PERTH AVENUE ALBION VIC 3020**

2 1 1

Sold Price

**\$765,000**

Sold Date **07-Oct-23**

Distance **0.76km**



**21 HUTCHINSON STREET ALBION VIC 3020**

2 1 2

Sold Price

**\$725,000**

Sold Date **17-Nov-23**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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