

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

9/2-4 THE GABLES 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2022

to

31 Oct 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

20/2-4 THE GABLES ALBION VIC 3020	\$220,000	02-Oct-23
24/2-4 THE GABLES ALBION VIC 3020	\$230,000	16-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: 30 November 2023

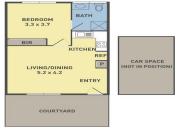


20/2-4 THE GABLES ALBION VIC 3020

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Sold Price **\$220,000** Sold Date **02-Oct-23**

Distance **0.02km**



24/2-4 THE GABLES ALBION VIC 3020

1 1 1

Sold Price ^{RS} **\$230,000** Sold Date **16-Nov-23**

Distance **0.02km**

The measurements provided herein may not be accurate. In order to verify accuracy of the most dimensions of any room or the perimeter generally, we advise you consult the plans and/or engage our services as a qualified estimator.

RS = Recent sale UN = Undisclosed Sale

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