



STATEMENT OF INFORMATION

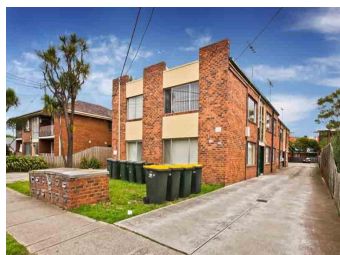
12/119 ANDERSON ROAD, ALBION, VIC-3020

PREPARED BY JIM CHRISTOU, HARCOURTS FOOTSCRAY

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/119 ANDERSON ROAD, ALBION, VIC

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$260,000 to \$280,000**

Provided by: Jim Christou, Harcourts Footscray

MEDIAN SALE PRICE



ALBION, VIC, 3020

Suburb Median Sale Price (Unit)

\$226,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5/117 ANDERSON RD, ALBION, VIC 3020

2 1 1

Sale Price

***\$240,000**

Sale Date: 06/02/2017

Distance from Property: 17m



8/10 BURNEWANG ST, ALBION, VIC 3020

2 1 1

Sale Price

***\$235,000**

Sale Date: 28/04/2017

Distance from Property: 607m



20/7 PENGELLY CRT, SUNSHINE, VIC 3020

2 1 1

Sale Price

\$258,000

Sale Date: 03/04/2017

Distance from Property: 941m



This report has been compiled on 26/07/2017 by Harcourts Footscray. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/119 ANDERSON ROAD, ALBION, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$260,000 to \$280,000

Median sale price

Median price

\$226,000

House

Unit

X

Suburb

ALBION

Period

01 January 2017 to 30 June 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5/117 ANDERSON RD, ALBION, VIC 3020	*\$240,000	06/02/2017
8/10 BURNEWANG ST, ALBION, VIC 3020	*\$235,000	28/04/2017
20/7 PENGELLY CRT, SUNSHINE, VIC 3020	\$258,000	03/04/2017