

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**4/117 Anderson Road, Albion, VIC 3020**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$175,000 & \$185,000**

MEDIAN SALE PRICE

**Median price \$240,000 | House | Albion (3020)**

**Period - From 20 December 2016 to 20 June 2017 | Source - REIV**

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
<b>4/6 SYDNEY ST, ALBION VIC 3020</b>	<b>\$220,000</b>	<b>08/03/2017</b>
<b>3/117 ANDERSON RD, ALBION VIC 3020</b>	<b>\$205,000</b>	<b>22/01/2017</b>
<b>26/36 RIDLEY ST, ALBION VIC 3020</b>	<b>\$170,000</b>	<b>14/05/2017</b>