



**first  
national**  
REAL ESTATE

**We put you first**

# Statement of Information

2/19 NORWOOD STREET, ALBION, VIC 3020

Prepared by First National Real Estate D&K



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/19 NORWOOD STREET, ALBION, VIC**

2 1 1

### Indicative Selling Price

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

Price Range: **\$540,000 to \$580,000**

## MEDIAN SALE PRICE



**ALBION, VIC, 3020**

Suburb Median Sale Price (Unit)

**\$260,000**

01 July 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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 six months.



**2/2 PERTH AVE, ALBION, VIC 3020**

2 1 1

Sale Price

**\$550,000**

Sale Date: 18/08/2017

Distance from Property: 317m



**4/44 PERTH AVE, ALBION, VIC 3020**

2 2 1

Sale Price

**\*\$535,000**

Sale Date: 02/12/2017

Distance from Property: 537m



## 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

2/19 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)

Price Range: 540,000 to \$580,000

### Median sale price

Median price

\$260,000

House

Unit

X

Suburb

ALBION

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
2/2 PERTH AVE, ALBION, VIC 3020	\$550,000	18/08/2017
4/44 PERTH AVE, ALBION, VIC 3020	*\$535,000	02/12/2017