

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

6/52 KING EDWARD AVENUE 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

\$255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/36 ADELAIDE STREET ALBION VIC 3020	\$270,000	30-Mar-22
8/28 RIDLEY STREET ALBION VIC 3020	\$270,000	16-Mar-22
24/23 KING EDWARD AVENUE ALBION VIC 3020	-	-

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: 19 August 2022


2/36 ADELAIDE STREET ALBION VIC 3020

Sold Price

\$270,000

Sold Date

30-Mar-22
 2

 1

 1

Distance

0.05km

8/28 RIDLEY STREET ALBION VIC 3020

Sold Price

Sold Date

16-Mar-22
 2

 1

 1

Distance

0.38km

24/23 KING EDWARD AVENUE ALBION VIC 3020

Sold Price

- Sold Date

-

 2

 1

 1

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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