

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

10/7 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

or range
between

\$195,000

&

\$210,000

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

11/2-4 THE GABLES ALBION VIC 3020	\$235,000	04-May-22
6/2-4 THE GABLES ALBION VIC 3020	\$205,000	10-Mar-22
12/36 RIDLEY STREET ALBION VIC 3020	\$205,000	23-May-22

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.~~

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11/2-4 THE GABLES ALBION VIC 3020

Sold Price **\$235,000** Sold Date **04-May-22**

 1  1  1

Distance **0.32km**



6/2-4 THE GABLES ALBION VIC 3020

Sold Price **\$205,000** Sold Date **10-Mar-22**

 1  1  1

Distance **0.32km**



12/36 RIDLEY STREET ALBION VIC 3020

Sold Price

Sold Date **23-May-22**

 1  1  1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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