

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

12/33 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

\$190,000

&

\$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

8/23 KING EDWARD AVENUE ALBION VIC 3020	\$230,000	25-Aug-22
12/36 RIDLEY STREET ALBION VIC 3020	\$205,000	23-May-22
10/33 KING EDWARD AVENUE ALBION VIC 3020	\$235,000	15-Feb-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.~~

This Statement of Information was prepared on: 31 August 2022

**8/23 KING EDWARD AVENUE
ALBION VIC 3020**

Sold Price

^{RS}

\$230,000

Sold Date

25-Aug-22



1



1



1

Distance

0.1km



**12/36 RIDLEY STREET ALBION VIC
3020**

Sold Price

\$205,000

Sold Date

23-May-22



1



1



1

Distance

0.04km

**10/33 KING EDWARD AVENUE
ALBION VIC 3020**

Sold Price

\$235,000

Sold Date

15-Feb-22



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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