

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**85 KING EDWARD AVENUE, ALBION, VIC**



2



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### Indicative Selling Price

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

**\$700,000 to \$750,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

## SUBURB MEDIAN



**ALBION, VIC, 3020**

Suburb Median Sale Price (House)

**\$640,000**

01 October 2016 to 31 March 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**7 DALWORTH ST, ALBION, VIC 3020**



2



1



2

Sale Price

**\$765,000**

Sale Date: 04/02/2017

Distance from Property: 424m



**14 DELMONT ST, ALBION, VIC 3020**



3



2



3

Sale Price

**\$730,000**

Sale Date: 04/03/2017

Distance from Property: 447m



**8 CULLEN CRT, ALBION, VIC 3020**



4



2



4

Sale Price

**\*\$700,000**

Sale Date: 25/03/2017

Distance from Property: 702m



This report has been compiled on 03/06/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

85 KING EDWARD AVENUE, ALBION, VIC 3020

Indicative selling price

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

Single Price / Range

\$700,000 to \$750,000

Median sale price

Median price

\$640,000

House

X

Unit


Suburb

ALBION

Period

01 October 2016 to 31 March 2017

Source



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
7 DALWORTH ST, ALBION, VIC 3020	\$765,000	04/02/2017
14 DELMONT ST, ALBION, VIC 3020	\$730,000	04/03/2017
8 CULLEN CRT, ALBION, VIC 3020	*\$700,000	25/03/2017