STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 KING EDWARD AVENUE, ALBION, VIC 🕮 2 🗁 - 😓 -

Indicative Selling Price

ALBION, VIC, 3020

01 October 2016 to 31 March 2017

\$640,000

For the meaning of this price see consumer.vic.au/underquoting

\$700,000 to \$750,000

Suburb Median Sale Price (House)

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

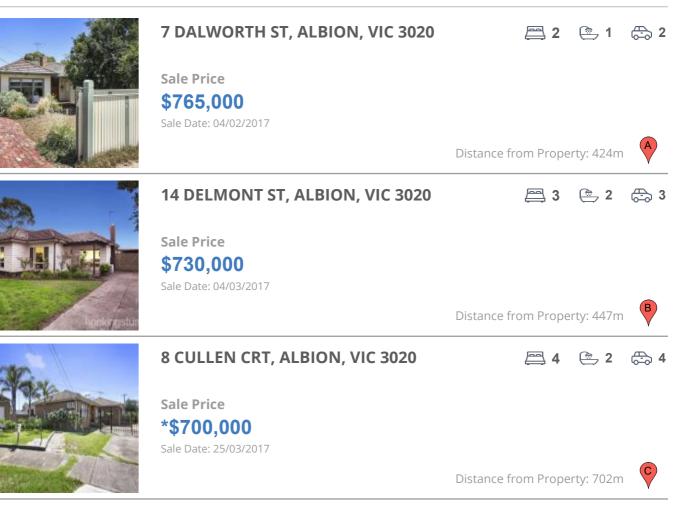
Provided by: **pricefinder**

SUBURB MEDIAN



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.



This report has been compiled on 03/06/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - 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 85 KING EDWARD AVENUE, ALBION, VIC 3020 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range \$700,000 to \$750,000

Median sale price

Median price	\$640,000	House	Х	Unit	Suburb	ALBION
Period	01 October 2016 to 31 March 2017		Source	р	pricefinder	

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

