

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21/7 KING EDWARD AVENUE, ALBION, VIC  1  1  1

Indicative Selling Price

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

Price Range: **\$205,000 to \$225,000**

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

MEDIAN SALE PRICE



ALBION, VIC, 3020

Suburb Median Sale Price (Unit)

\$262,500

01 July 2017 to 31 December 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.



4/2 THE GABLES, ALBION, VIC 3020

 1  1  1

Sale Price

***\$207,000**

Sale Date: 05/02/2018

Distance from Property: 269m



1/121 ANDERSON RD, ALBION, VIC 3020

 1  1  1

Sale Price

\$210,000

Sale Date: 05/11/2017

Distance from Property: 282m



7/38 ADELAIDE ST, ALBION, VIC 3020

 1  1  1

Sale Price

\$222,000

Sale Date: 04/11/2017

Distance from Property: 568m



This report has been compiled on 02/03/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - 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

21/7 KING EDWARD AVENUE, ALBION, VIC 3020

Indicative selling price

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

Price Range:

\$205,000 to \$225,000

Median sale price

Median price

\$262,500

House

Unit

X


Suburb

ALBION

Period

01 July 2017 to 31 December 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
4/2 THE GABLES, ALBION, VIC 3020	*\$207,000	05/02/2018
1/121 ANDERSON RD, ALBION, VIC 3020	\$210,000	05/11/2017
7/38 ADELAIDE ST, ALBION, VIC 3020	\$222,000	04/11/2017