

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

24/23 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

\$270,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2023

to

31 Jul 2024

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

9/18 RIDLEY STREET ALBION VIC 3020	\$275,000	08-Jul-24
7/52A FORREST STREET ALBION VIC 3020	\$265,000	09-May-24

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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Dario Haljeta
 P 0396879777
 M 0403490554
 E dario@fndk.com.au



9/18 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$275,000**

Sold Date **08-Jul-24**

 2  1  1

Distance **0.12km**



7/52A FORREST STREET ALBION VIC 3020

Sold Price

^{RS} **\$265,000**

Sold Date **09-May-24**

 2  1  1

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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