

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

Single Price

\$250,000

Median sale price

Median price

\$370,000

Property Type

Unit

Suburb

Albion

Period - From

28/10/2020

to

27/10/2021

Source

REIV

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 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
1	12/125 Anderson Rd SUNSHINE 3020	\$275,000	12/10/2021
2	4/123 Anderson Rd ALBION 3020	\$270,000	11/08/2021
3	6A/129 Anderson Rd ALBION 3020	\$260,000	18/06/2021

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 six months.~~

This Statement of Information was prepared on:

28/10/2021 20:50

24/23 King Edward Avenue, Albion Vic 3020

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Property Type:
Agent Comments

Indicative Selling Price
\$250,000

Median Unit Price
28/10/2020 - 27/10/2021: \$370,000

Comparable Properties



12/125 Anderson Rd SUNSHINE 3020 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 12/10/2021
Property Type: Apartment

4/123 Anderson Rd ALBION 3020 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 11/08/2021
Property Type: Flat/Unit/Apartment (Res)

6A/129 Anderson Rd ALBION 3020 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 18/06/2021
Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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