

## 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

20/23 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) (\*Delete single price or range as applicable)

Single Price

\$220,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Albion

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/119 ANDERSON ROAD ALBION VIC 3020	\$230,000	23-Oct-24
23/2-4 THE GABLES ALBION VIC 3020	\$230,000	02-Nov-24
20/31 RIDLEY STREET ALBION VIC 3020	\$205,000	21-Dec-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.

This Statement of Information was prepared on: 18 February 2025



**9/119 ANDERSON ROAD ALBION  
VIC 3020**

 1  1  1

Sold Price

**\$230,000**

Sold Date

**23-Oct-24**

Distance

**0.35km**



**23/2-4 THE GABLES ALBION VIC  
3020**

 1  1  -

Sold Price

<sup>RS</sup> **\$230,000**

Sold Date

**02-Nov-24**

Distance

**0.28km**



**20/31 RIDLEY STREET ALBION VIC  
3020**

 1  1  -

Sold Price

**\$205,000**

Sold Date

**21-Dec-24**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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