

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

45 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Albion

Period-from

01 Dec 2022

to

30 Nov 2023

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

11 KAMAROOKA STREET ALBION VIC 3020	\$945,000	06-Oct-23
54 SYDNEY STREET ALBION VIC 3020	\$857,000	18-Nov-23
21 HUTCHINSON STREET ALBION VIC 3020	\$725,000	17-Nov-23

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 December 2023



**11 KAMAROOKA STREET ALBION
VIC 3020**

Sold Price

\$945,000

Sold Date

06-Oct-23

4 1 1

Distance

0.1km



**54 SYDNEY STREET ALBION VIC
3020**

Sold Price

^{RS} **\$857,000**

Sold Date

18-Nov-23

2 1 7

Distance

0.22km



**21 HUTCHINSON STREET ALBION
VIC 3020**

Sold Price

^{RS} **\$725,000**

Sold Date

17-Nov-23

2 1 2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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