

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

1/52 King Edward Avenue, Albion Vic 3020

Indicative selling price

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

Single price

\$235,000

Median sale price

Median price

\$240,000

Unit

X

Suburb

Albion

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
5/117 Anderson Rd ALBION 3020	\$240,000	06/02/2017
9/2 Forrest St ALBION 3020	\$226,000	30/01/2017
11/4 Forrest St SUNSHINE 3020	\$225,000	04/03/2017

1/52 King Edward Avenue, Albion Vic 3020



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$235,000

Median Unit Price

Year ending March 2017: \$240,000

Comparable Properties

5/117 Anderson Rd ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$240,000

Method: Private Sale

Date: 06/02/2017

Rooms: -

Property Type: Flat



9/2 Forrest St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$226,000

Method: Private Sale

Date: 30/01/2017

Rooms: 3

Property Type: Apartment



11/4 Forrest St SUNSHINE 3020 (REI)

Agent Comments

 1  -  -

Price: \$225,000

Method: Private Sale

Date: 04/03/2017

Rooms: 2

Property Type: Apartment