#### 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	1/52 King Edward Avenue, Albion Vic 3020
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$235,000

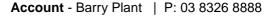
### Median sale price

Median price	\$240,000		Unit X	Su	burb 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







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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)



Price: \$240,000 Method: Private Sale Date: 06/02/2017 Rooms: -

Property Type: Flat

**Agent Comments** 



9/2 Forrest St ALBION 3020 (REI)





Price: \$226,000 Method: Private Sale Date: 30/01/2017

Rooms: 3

Property Type: Apartment

Agent Comments



11/4 Forrest St SUNSHINE 3020 (REI)





Price: \$225.000 Method: Private Sale Date: 04/03/2017

Rooms: 2

**Property Type:** Apartment

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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