

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

14/23 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

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

8/23 KING EDWARD AVENUE ALBION VIC 3020	\$230,000	20-Aug-22
18/7 KING EDWARD AVENUE ALBION VIC 3020	\$215,000	16-Sep-22
14/31 RIDLEY STREET ALBION VIC 3020	\$230,000	01-Jul-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: 01 December 2023



**8/23 KING EDWARD AVENUE
ALBION VIC 3020**

1 1 1

Sold Price

\$230,000

Sold Date **20-Aug-22**

Distance

0km



**18/7 KING EDWARD AVENUE
ALBION VIC 3020**

1 1 1

Sold Price

\$215,000

Sold Date **16-Sep-22**

Distance

0.18km



**14/31 RIDLEY STREET ALBION VIC
3020**

1 1 1

Sold Price

\$230,000

Sold Date **01-Jul-23**

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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