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	16/20 TALMAGE STREET 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$423,000	Property type	Unit	Suburb	Albion
Period-from	01 Mar 2022	to	28 Feb 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
13/3 KING EDWARD AVENUE ALBION VIC 3020	$400,000	08-Mar-23
4/3 KING EDWARD AVENUE ALBION VIC 3020	$400,000	06-Dec-22
13/20 TALMAGE STREET ALBION VIC 3020	$330,000	18-Jul-22

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: 23 March 2023

Danielle Fordham
M 0409 083 235
E danielle.f@sweeneyea.com.au



13/3 KING EDWARD AVENUE ALBION VIC 3020

2 1 1

Sold Price RS $400,000 Sold Date 08-Mar-23

Distance 0.41km



4/3 KING EDWARD AVENUE ALBION VIC 3020

2 1 1

Sold Price $400,000 Sold Date 06-Dec-22

Distance 0.4km



13/20 TALMAGE STREET ALBION VIC 3020

2 1 1

Sold Price $330,000 Sold Date 18-Jul-22

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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