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	20/7 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	$180,000	&	$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$416,500	Property type	Unit	Suburb	Albion
Period-from	01 Sep 2021	to	31 Aug 2022	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
1/121 ANDERSON ROAD ALBION VIC 3020	$224,000	24-Jun-22
12/36 RIDLEY STREET ALBION VIC 3020	$205,000	23-May-22
16/31 RIDLEY STREET ALBION VIC 3020	$188,000	15-Mar-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: 20 September 2022

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1/121 ANDERSON ROAD ALBION VIC 3020

1 1 1

Sold Price **$224,000** Sold Date **24-Jun-22**

Distance **0.22km**



12/36 RIDLEY STREET ALBION VIC 3020

1 1 1

Sold Price **$205,000** Sold Date **23-May-22**

Distance **0.24km**



16/31 RIDLEY STREET ALBION VIC 3020

1 1 1

Sold Price **$188,000** Sold Date **15-Mar-22**

Distance **0.3km**

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

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