

## 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

10/3 KING EDWARD AVENUE ALBION VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2023

to

31 May 2024

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

5/10 HENDRY STREET SUNSHINE WEST VIC 3020	\$428,000	10-Jan-24
1/117 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$397,500	28-Feb-24
2/24 FORREST STREET ALBION VIC 3020	\$365,000	15-Feb-24

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.

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**5/10 HENDRY STREET SUNSHINE WEST VIC 3020**

 2  1  1

Sold Price **\$428,000** Sold Date **10-Jan-24**

Distance **1.05km**



**1/117 DEVONSHIRE ROAD SUNSHINE VIC 3020**

 1  8  8

Sold Price **\$397,500** Sold Date **28-Feb-24**

Distance **1.43km**



**2/24 FORREST STREET ALBION VIC 3020**

 2  1  -

Sold Price **\$365,000** Sold Date **15-Feb-24**

Distance **0.32km**



**FORREST STREET ALBION VIC 3020**

 2  -  -

Sold Price Sold Date **15-Feb-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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