

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

21/5 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

\$255,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2022

to

30 Sep 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

19/5 KING EDWARD AVENUE ALBION VIC 3020	\$260,000	06-Aug-22
5/123 ANDERSON ROAD ALBION VIC 3020	\$281,000	02-Sep-23
7/14 RIDLEY STREET ALBION VIC 3020	\$340,000	08-Aug-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: 26 October 2023

**19/5 KING EDWARD AVENUE
ALBION VIC 3020**

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Sold Price **\$260,000** Sold Date **06-Aug-23**Distance **0km****5/123 ANDERSON ROAD ALBION
VIC 3020**

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Sold Price **\$281,000** Sold Date **02-Sep-23**Distance **0.21km****7/14 RIDLEY STREET ALBION VIC
3020**

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Sold Price **\$340,000** Sold Date **08-Aug-23**Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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