

## 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

56 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

LOT 1/7 ADELAIDE STREET ALBION VIC 3020	\$710,000	26-Jan-24
39 DERRIMUT STREET ALBION VIC 3020	\$765,000	01-Jun-24
63 DERRIMUT STREET ALBION VIC 3020	\$750,000	09-May-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.~~

This Statement of Information was prepared on: 20 June 2024

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**LOT 1/7 ADELAIDE STREET  
ALBION VIC 3020**

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Sold Price **\$710,000** Sold Date **26-Jan-24**Distance **0.29km****39 DERRIMUT STREET ALBION VIC  
3020**

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Sold Price <sup>RS</sup> **\$765,000** Sold Date **01-Jun-24**Distance **0.25km****63 DERRIMUT STREET ALBION VIC  
3020**

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Sold Price <sup>RS</sup> **\$750,000** Sold Date **09-May-24**Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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