

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address **68 King Edward Avenue, Albion VIC 3020**

Indicative selling price

Single price

or range between

\$800,000

&

\$850,000

Median sale price

Median price

\$ 684,000

*House

x

*Unit

Suburb

Albion

Period - From

Dec 2019

to

Sep 2020

Source

CoreLogic

Comparable property sales

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
58 Selwyn Street ,Albion Vic 3020	\$880,500	16 March 2020
13 Perth Avenue, Albion VIC 3020	\$806,000	14 March 2020
60 Adelaide Street, Albion VIC 3020	\$695,000	10 March 2020