



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**4/33A King Edward Avenue,
ALBION 3020**

Townhouse



3 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$470,000 - \$510,000

Median sale price

Median **Townhouse** for **ALBION** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$345,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

4/10 Ridley Street,
Albion VIC 3020

Price **\$462,000** Sold 01 May
2018

2/15 Sydney Street,
Albion VIC 3020

Price **\$470,000** Sold 09
September 2017

1/23 Derrimut Street,
Albion VIC 3020

Price **\$522,500** Sold 10 July
2017

This Statement of Information was prepared on 25th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Create VIC

239-241 Hampshire Road,
Sunshine VIC 3020

Contact agents



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