

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 15/09/2019

### Property offered for sale

Address  
Including suburb and  
postcode 4/52 King Edward Avenue, Albion

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$225,000

Median price

\$345,000

Property Type

Unit

Suburb

Albion

Period - From

1 June 2018

to

1 June 2019

Source

Pricefinder

### Comparable property sales

- 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 six months.