

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 8/36 Ridley Street, Albion, VIC 3020

Indicative selling price

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

Price Range

\$182,000

&

\$200,000

Median sale price

Median price

\$449,000

Property Type

Unit

Suburb

Albion (3020)

Period - From

01/10/2019

to

30/09/2020

Source

CoreLogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
2/36 RIDLEY STREET, ALBION VIC 3020	\$215,000	08/01/2020
4/36 RIDLEY STREET, ALBION VIC 3020	\$188,000	24/06/2020
16/23 KING EDWARD AVENUE, ALBION VIC 3020	\$198,000	26/05/2020

This Statement of Information was prepared on: 13/10/2020