

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

11/18 Ridley Street Albion VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2020

to

30 Jun 2021

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

22/36 Ridley Street Albion VIC 3020	\$190,000	02-Jul-21
5/36 Ridley Street Albion VIC 3020	\$192,500	30-Jun-21
6/36 Ridley Street Albion VIC 3020	\$185,000	22-Apr-21

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.~~

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22/36 Ridley Street Albion VIC 3020

Sold Price

^{RS} **\$190,000**

Sold Date

02-Jul-21

1 1 1

Distance

0.16km



5/36 Ridley Street Albion VIC 3020

Sold Price

^{RS} **\$192,500**

Sold Date

30-Jun-21

1 1 1

Distance

0.16km



6/36 Ridley Street Albion VIC 3020

Sold Price

\$185,000

Sold Date

22-Apr-21

1 1 1

Distance

0.16km

RS = Recent sale **UN** = Undisclosed Sale

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