

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

7/18 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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2020

to

31 Aug 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

8/25 Ridley Street Albion VIC 3020	\$273,000	25-Apr-21
5/25 Ridley Street Albion VIC 3020	\$276,000	22-Apr-21
8/2 Forrest Street Albion VIC 3020	\$275,000	16-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.~~

This Statement of Information was prepared on: 21 September 2021



8/25 Ridley Street Albion VIC 3020 Sold Price **\$273,000** Sold Date **25-Apr-21**
 Distance **0.14km**

2 1 1



5/25 Ridley Street Albion VIC 3020 Sold Price **\$276,000** Sold Date **22-Apr-21**
 Distance **0.14km**

2 1 1



8/2 Forrest Street Albion VIC 3020 Sold Price **\$275,000** Sold Date **16-Apr-21**
 Distance **0.2km**

2 1 -

RS = Recent sale UN = Undisclosed Sale

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