

## 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

1/36 RIDLEY STREET ALBION VIC 3020

### Indicative selling price

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

Single Price

\$195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 11/15 RIDLEY STREET ALBION VIC 3020 | \$195,000 | 02-Aug-23 |
| 4/36 RIDLEY STREET ALBION VIC 3020  | \$188,000 | 26-May-23 |
| 7/15 RIDLEY STREET ALBION VIC 3020  | \$210,000 | 27-Jun-23 |

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 August 2023


**11/15 RIDLEY STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup>
**\$195,000**

Sold Date **02-Aug-23**
 1  1  1

Distance **0.22km**

**4/36 RIDLEY STREET ALBION VIC 3020**

Sold Price

**\$188,000**

Sold Date **26-May-23**
 1  1  -

Distance **0km**

**7/15 RIDLEY STREET ALBION VIC 3020**

Sold Price

**\$210,000**

Sold Date **27-Jun-23**
 1  1  1

Distance **0.22km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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