

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

5/10 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2020

to

31 Oct 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

1/21 Derrimut Street Albion VIC 3020	\$630,000	07-Oct-21
1/26 Talmage Street Albion VIC 3020	\$612,000	05-Aug-21
3/26 Talmage Street Albion VIC 3020	\$622,000	05-Aug-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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1/21 Derrimut Street Albion VIC 3020

3 1 1

Sold Price **\$630,000** Sold Date **07-Oct-21**

Distance **0.73km**



1/26 Talmage Street Albion VIC 3020

3 2 1

Sold Price **\$612,000** Sold Date **05-Aug-21**

Distance **0.55km**



3/26 Talmage Street Albion VIC 3020

3 2 1

Sold Price **\$622,000** Sold Date **05-Aug-21**

Distance **0.54km**

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

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