

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/36 RIDLEY STREET, ALBION, VIC 3020 🕮 1 😩 1 😓 1







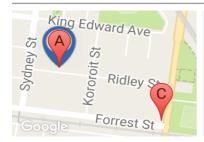
Indicative Selling Price

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

\$180,000 to \$195,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

SUBURB MEDIAN



ALBION, VIC, 3020

Suburb Median Sale Price (Unit)

\$236,000

01 October 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



26/36 RIDLEY ST, ALBION, VIC 3020







Sale Price

*\$170,000

Sale Date: 09/05/2017

Distance from Property: 0m





8/36 RIDLEY ST, ALBION, VIC 3020







Sale Price

*\$177,000

Sale Date: 04/04/2017

Distance from Property: 0m





117 ANDERSON RD, ALBION, VIC 3020







Sale Price

*\$205,000

Sale Date: 15/02/2017

Distance from Property: 383m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9/36 RIDLEY STREET, ALBION, VIC 3020
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Indicative selling price

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

Single Price / Range \$180,000 to \$195,000

Median sale price

Median price	\$236,000	House	Unit)	X	Suburb	ALBION
Period	01 October 2016 to 31 March 2017		Source	=	p	ricefinder

Comparable property sales

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
26/36 RIDLEY ST, ALBION, VIC 3020	*\$170,000	09/05/2017
8/36 RIDLEY ST, ALBION, VIC 3020	*\$177,000	04/04/2017
117 ANDERSON RD, ALBION, VIC 3020	*\$205,000	15/02/2017

