

## 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

3/7 Ridley Street Albion VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Albion

Period-from

01 Aug 2020

to

31 Jul 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

3/6 Lorraine Court Sunshine VIC 3020	\$575,000	25-Feb-21
2/6 Lorraine Court Sunshine VIC 3020	\$590,000	12-Apr-21
2/9 Hutchinson Street Albion VIC 3020	\$572,000	26-Dec-20

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: 20 August 2021



**3/6 Lorraine Court Sunshine VIC 3020**

 2  2  1

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**25-Feb-21**

Distance

**0.37km**



**2/6 Lorraine Court Sunshine VIC 3020**

 2  2  1

Sold Price

**\$590,000**

Sold Date

**12-Apr-21**

Distance

**0.38km**



**2/9 Hutchinson Street Albion VIC 3020**

 2  2  1

Sold Price

**\$572,000**

Sold Date

**26-Dec-20**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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