

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

7/14 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2022

to

30 Jun 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

3/20 TALMAGE STREET ALBION VIC 3020	\$350,000	19-Jun-23
16/20 TALMAGE STREET ALBION VIC 3020	\$369,000	09-May-23
5/14 RIDLEY STREET ALBION VIC 3020	\$354,000	24-Apr-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: 13 July 2023


**3/20 TALMAGE STREET ALBION
VIC 3020**

Sold Price

^{RS} **\$350,000** Sold Date **19-Jun-23**
 2  1  1

Distance **0.42km**

**16/20 TALMAGE STREET ALBION
VIC 3020**

Sold Price

^{RS} **\$369,000** Sold Date **09-May-23**
 2  1  -

Distance **0.42km**

**5/14 RIDLEY STREET ALBION VIC
3020**

Sold Price

^{RS} **\$354,000** Sold Date **24-Apr-23**
 2  1  1

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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