

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

12/36 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,500

Property type

Unit

Suburb

Albion

Period-from

01 Feb 2021

to

31 Jan 2022

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

21/23 King Edward Avenue Albion VIC 3020	\$210,000	25-Aug-21
4/117 Anderson Road Albion VIC 3020	\$195,000	28-Jan-22
5/26 Forrest Street Albion VIC 3020	\$208,000	26-Oct-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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21/23 King Edward Avenue Albion VIC 3020

Sold Price

\$210,000

Sold Date

25-Aug-21

1

1

1

Distance

0.07km



4/117 Anderson Road Albion VIC 3020

Sold Price

^{RS} **\$195,000**

Sold Date

28-Jan-22

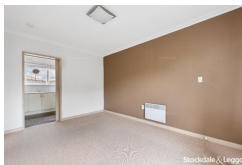
1

1

1

Distance

0.41km



5/26 Forrest Street Albion VIC 3020

Sold Price

\$208,000

Sold Date

26-Oct-21

1

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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