

## 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

1/24 SYDNEY 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/3 RIDLEY STREET ALBION VIC 3020	\$565,000	28-Aug-24
5/3 RIDLEY STREET ALBION VIC 3020	\$577,000	01-Jul-24
2A KAMAROOKA STREET ALBION VIC 3020	\$547,000	24-Aug-24

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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**3/3 RIDLEY STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup> **\$565,000**

Sold Date **28-Aug-24**

3 1 1

Distance **0.38km**



**5/3 RIDLEY STREET ALBION VIC 3020**

Sold Price

**\$577,000**

Sold Date **01-Jul-24**

3 1 2

Distance **0.39km**



**2A KAMAROOKA STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup> **\$547,000**

Sold Date **24-Aug-24**

2 1 1

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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