

## 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

14/6 RIDLEY STREET ALBION VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$165,000

&

\$180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Unit

Suburb

Albion

Period-from

01 Jun 2022

to

31 May 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

4/3 DRUMMARTIN STREET ALBION VIC 3020	\$196,000	02-May-23
8/121 ANDERSON ROAD ALBION VIC 3020	\$190,000	08-Mar-23
4/36 RIDLEY STREET ALBION VIC 3020	\$188,000	06-Jun-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: 30 June 2023



**4/3 DRUMMARTIN STREET ALBION VIC 3020**

Sold Price

**\$196,000** Sold Date **02-May-23**

 1  1  1

Distance **0.45km**



**8/121 ANDERSON ROAD ALBION VIC 3020**

Sold Price

**\$190,000** Sold Date **08-Mar-23**

 1  1  1

Distance **0.13km**



**4/36 RIDLEY STREET ALBION VIC 3020**

Sold Price

<sup>RS</sup> **\$188,000** Sold Date **06-Jun-23**

 1  1  -

Distance **0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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