

## 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

11 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Albion

Period-from

01 Mar 2023

to

29 Feb 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

4 LORRAINE COURT SUNSHINE VIC 3020	\$1,200,000	25-Sep-23
25 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$1,041,000	14-Nov-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: 08 March 2024

**4 LORRAINE COURT SUNSHINE  
VIC 3020**

3 1 3

Sold Price **\$1,200,000** Sold Date **25-Sep-23**Distance **0.38km****25 BARDSLEY STREET SUNSHINE  
WEST VIC 3020**

3 2 2

Sold Price **\$1,041,000** Sold Date **14-Nov-23**Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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