

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

2/18 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2023

to

30 Jun 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

9/18 RIDLEY STREET ALBION VIC 3020	\$275,000	08-Jul-24
5/14 TALMAGE STREET ALBION VIC 3020	\$350,000	05-Dec-23
3/25 RIDLEY STREET ALBION VIC 3020	\$295,000	12-Apr-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.~~

This Statement of Information was prepared on: 16 July 2024



9/18 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$275,000**

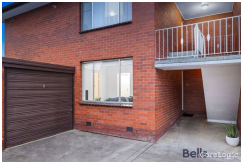
Sold Date

08-Jul-24

2 1 1

Distance

0km



5/14 TALMAGE STREET ALBION VIC 3020

Sold Price

\$350,000

Sold Date

05-Dec-23

2 1 1

Distance

0.37km



3/25 RIDLEY STREET ALBION VIC 3020

Sold Price

\$295,000

Sold Date

12-Apr-24

2 1 -

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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