

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

4/31 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

\$259,000

&

\$279,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Other

Suburb

Albion

Period-from

01 Mar 2022

to

28 Feb 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

3/8 BURNEWANG STREET ALBION VIC 3020	\$247,000	07-Oct-22
10/123 ANDERSON ROAD ALBION VIC 3020	\$265,000	28-Sep-22
7/51 ANDERSON ROAD SUNSHINE VIC 3020	\$270,000	17-Dec-22

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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**3/8 BURNEWANG STREET ALBION
VIC 3020**

Sold Price

\$247,000

Sold Date

07-Oct-22

2 1 -

Distance

0.21km



**10/123 ANDERSON ROAD ALBION
VIC 3020**

Sold Price

\$265,000

Sold Date

28-Sep-22

2 1 1

Distance

0.34km



**7/51 ANDERSON ROAD SUNSHINE
VIC 3020**

Sold Price

\$270,000

Sold Date

17-Dec-22

2 1 1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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