

## 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

6/36 RIDLEY 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

\$185,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Dec 2022

to

30 Nov 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

1/36 RIDLEY STREET ALBION VIC 3020	\$187,500	31-Aug-23
3/36 RIDLEY STREET ALBION VIC 3020	\$200,000	31-Jul-23
11/15 RIDLEY STREET ALBION VIC 3020	\$195,000	02-Aug-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: 04 December 2023


**1/36 RIDLEY STREET ALBION VIC  
3020**

Sold Price

**\$187,500**

Sold Date

**31-Aug-23**
 1
  1
  -

Distance

**0km**

**3/36 RIDLEY STREET ALBION VIC  
3020**

Sold Price

**\$200,000**

Sold Date

**31-Jul-23**
 1
  1
  -

Distance

**0.08km**

**11/15 RIDLEY STREET ALBION VIC  
3020**

Sold Price

<sup>RS</sup> **\$195,000**

Sold Date

**02-Aug-23**
 1
  1
  1

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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