

## 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

10/18 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

or range  
between

\$258,000

&

\$278,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$281,000

Property type

Unit

Suburb

Albion

Period-from

01 Jul 2021

to

30 Jun 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 8/28 RIDLEY STREET ALBION VIC 3020   | \$270,000 | 16-Mar-22 |
| 6/52A FORREST STREET ALBION VIC 3020 | \$275,000 | 04-Jun-22 |
| 2/36 ADELAIDE STREET ALBION VIC 3020 | \$270,000 | 30-Mar-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.~~

This Statement of Information was prepared on: 13 July 2022

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**8/28 RIDLEY STREET ALBION VIC 3020**

Sold Price **\$270,000** Sold Date **16-Mar-22**

2 1 1

Distance **0.1km**



**6/52A FORREST STREET ALBION VIC 3020**

Sold Price <sup>RS</sup> **\$275,000** Sold Date **04-Jun-22**

2 1 1

Distance **0.45km**



**2/36 ADELAIDE STREET ALBION VIC 3020**

Sold Price **\$270,000** Sold Date **30-Mar-22**

2 1 1

Distance **0.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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