

## 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

20/31 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

\$180,000

&

\$195,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Albion

Period-from

01 Nov 2023

to

31 Oct 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

3/121 ANDERSON ROAD ALBION VIC 3020	\$200,000	21-Jul-24
6/36 RIDLEY STREET ALBION VIC 3020	\$180,000	01-May-24
11/7 KING EDWARD AVENUE ALBION VIC 3020	\$225,000	10-Jul-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: 19 November 2024

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**3/121 ANDERSON ROAD ALBION  
VIC 3020**

 1  1  -

Sold Price

**\$200,000**

Sold Date

**21-Jul-24**

Distance

**0.35km**



**6/36 RIDLEY STREET ALBION VIC  
3020**

 1  1  1

Sold Price

**\$180,000**

Sold Date

**01-May-24**

Distance

**0.08km**



**11/7 KING EDWARD AVENUE  
ALBION VIC 3020**

 1  1  1

Sold Price

**\$225,000**

Sold Date

**10-Jul-24**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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