

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

9/18 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

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Albion

Period-from

01 May 2023

to

30 Apr 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

3/25 RIDLEY STREET ALBION VIC 3020	\$295,000	25-Apr-24
12/20 TALMAGE STREET ALBION VIC 3020	\$280,500	11-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: 03 May 2024



3/25 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS}

\$295,000

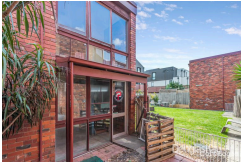
Sold Date

25-Apr-24

2 1 -

Distance

0.14km



12/20 TALMAGE STREET ALBION VIC 3020

Sold Price

^{RS}

\$280,500

Sold Date

11-Apr-24

2 1 -

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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