

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

13/31 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

\$182,000

&

\$200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

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

7/14 FORREST STREET ALBION VIC 3020	\$200,000	19-Dec-23
5/26 FORREST STREET ALBION VIC 3020	\$185,000	05-Nov-23
9/15 RIDLEY STREET ALBION VIC 3020	\$195,000	06-Oct-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: 22 December 2023



7/14 FORREST STREET ALBION VIC 3020 Sold Price

^{RS} **\$200,000** Sold Date **19-Dec-23**

 1  1  -

Distance **0.21km**



5/26 FORREST STREET ALBION VIC 3020 Sold Price

\$185,000 Sold Date **05-Nov-23**

 1  1  -

Distance **0.1km**



9/15 RIDLEY STREET ALBION VIC 3020 Sold Price

\$195,000 Sold Date **06-Oct-23**

 1  1  1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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