

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

23 Ridley Street, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$730,000

&

\$760,000

Median sale price

Median price

\$754,000

House

X

Unit

Suburb

Albion

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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 six 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	3 Brisbane St ALBION 3020	\$775,000	26/05/2018
2	47 Derrimut St ALBION 3020	\$758,000	19/05/2018
3	7 Brisbane St ALBION 3020	\$750,000	17/03/2018

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 six months.



Rooms:
Property Type: House (Res)
Land Size: 690 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 Year ending March 2018: \$754,000

Comparable Properties



3 Brisbane St ALBION 3020 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 4
Property Type: House
Land Size: 697 sqm approx



47 Derrimut St ALBION 3020 (REI)

Agent Comments



Price: \$758,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 611 sqm approx



7 Brisbane St ALBION 3020 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx