

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

3/36 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

\$165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 2019

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

8/15 Ridley Street Albion VIC 3020	\$177,000	18-Jan-19
9/15 Ridley Street Albion VIC 3020	\$175,000	21-Feb-19
4/125 Anderson Road Albion VIC 3020	\$167,500	03-Jul-19

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 September 2019

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8/15 Ridley Street Albion VIC 3020 Sold Price **\$177,000** Sold Date **18-Jan-19**

1 1 1

Distance **0.22km**



9/15 Ridley Street Albion VIC 3020 Sold Price **\$175,000** Sold Date **21-Feb-19**

1 1 2

Distance **0.22km**



4/125 Anderson Road Albion VIC 3020 Sold Price **\$167,500** Sold Date **03-Jul-19**

1 1 1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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