

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

9/15 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

\$190,000

&

\$209,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Oct 2022

to

30 Sep 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

7/15 RIDLEY STREET ALBION VIC 3020	\$210,000	27-Jun-23
11/15 RIDLEY STREET ALBION VIC 3020	\$195,000	02-Aug-23
4/14 FORREST STREET ALBION VIC 3020	\$202,000	16-Jun-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: 02 October 2023



7/15 RIDLEY STREET ALBION VIC 3020

Sold Price

\$210,000

Sold Date

27-Jun-23



1



1



1

Distance

0km



11/15 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$195,000**

Sold Date

02-Aug-23



1



1



1

Distance

0km



4/14 FORREST STREET ALBION VIC 3020

Sold Price

\$202,000

Sold Date

16-Jun-23



1



1



-

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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