

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

4/10 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

\$450,000

&

\$470,000

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

2/28 Burnewang Street Albion VIC 3020	\$605,000	01-Aug-19
5/3 Ridley Street Albion VIC 3020	\$440,000	15-Mar-19
2/33A King Edward Avenue Albion VIC 3020	\$500,000	17-Oct-18

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: 20 September 2019



2/28 Burnewang Street Albion VIC 3020

Sold Price

^{RS} **\$605,000**

Sold Date

01-Aug-19

3 2 1

Distance

0.65km



5/3 Ridley Street Albion VIC 3020

Sold Price

\$440,000

Sold Date

15-Mar-19

3 1 1

Distance

0.13km



2/33A King Edward Avenue Albion VIC 3020

Sold Price

\$500,000

Sold Date

17-Oct-18

3 1 1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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