

### 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

26a Ridley Street, Albion Vic 3020

#### Indicative selling price

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

Range betwee	n \$585,000		&	\$6	40,000			
Median sale p	rice							
Median price	\$717,000	House	e X	Unit			Suburb	Albion
Period - From	01/07/2016	to 3	0/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	3/7 Station PI SUNSHINE 3020	\$615,000	12/08/2017
2	143b Cornwall Rd SUNSHINE 3020	\$590,000	29/07/2017
3	2/11 Adelaide St ALBION 3020	\$517,000	25/03/2017

#### OR

**B**<sup>\*</sup> 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.

#### Account - Barry Plant | P: 03 8326 8888

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







## 26a Ridley Street, Albion Vic 3020





Rooms: Property Type: Townhouse Agent Comments

Indicative Selling Price \$585,000 - \$640,000 Median House Price Year ending June 2017: \$717,000

# **Comparable Properties**

3/7 Station PI SUNSHINE 3020 (REI)	Agent Comments		
Price: \$615,000 Method: Auction Sale Date: 12/08/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 149 sqm approx			
143b Cornwall Rd SUNSHINE 3020 (REI) 2 <b>2</b> 2 1	Agent Comments		
Price: \$590,000 Method: Auction Sale Date: 29/07/2017 Rooms: - Property Type: Townhouse (Res) Land Size: 150 sqm approx			
 2/11 Adelaide St ALBION 3020 (REI)	Agent Comments		
Price: \$517,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 147 sqm approx			

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