

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

1/24 SYDNEY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Albion

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/3 RIDLEY STREET ALBION VIC 3020	\$565,000	28-Aug-24
5/3 RIDLEY STREET ALBION VIC 3020	\$577,000	01-Jul-24
2A KAMAROOKA STREET ALBION VIC 3020	\$547,000	24-Aug-24

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: 25 November 2024

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3/3 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS}

\$565,000

Sold Date

28-Aug-24

3

1

1

Distance

0.38km



5/3 RIDLEY STREET ALBION VIC 3020

Sold Price

\$577,000

Sold Date

01-Jul-24

3

1

2

Distance

0.39km



2A KAMAROOKA STREET ALBION VIC 3020

Sold Price

^{RS}

\$547,000

Sold Date

24-Aug-24

2

1

1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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