

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

3/25 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Albion

Period-from

01 Mar 2023

to

29 Feb 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

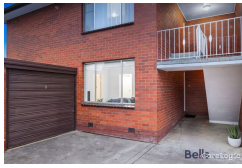
Date of sale

5/14 TALMAGE STREET ALBION VIC 3020	\$350,000	22-Mar-24
21/5 KING EDWARD AVENUE ALBION VIC 3020	\$250,000	27-Nov-23
4/10 BURNEWANG STREET ALBION VIC 3020	\$315,000	18-Aug-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: 27 March 2024



**5/14 TALMAGE STREET ALBION
VIC 3020**

 2  1  1

Sold Price

^{RS} **\$350,000**

Sold Date

22-Mar-24

Distance

0.47km



**21/5 KING EDWARD AVENUE
ALBION VIC 3020**

 2  1  1

Sold Price

\$250,000

Sold Date

27-Nov-23

Distance

0.29km



**4/10 BURNEWANG STREET
ALBION VIC 3020**

 1  1  1

Sold Price

\$315,000

Sold Date

18-Aug-23

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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