

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

6/36 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

\$195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2022

to

31 Aug 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

1/36 RIDLEY STREET ALBION VIC 3020	\$187,500	12-Sep-23
3/36 RIDLEY STREET ALBION VIC 3020	\$200,000	21-Aug-23
11/15 RIDLEY STREET ALBION VIC 3020	\$195,000	02-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: 25 September 2023



1/36 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$187,500**

Sold Date

12-Sep-23

 1  1  1

Distance

0km



3/36 RIDLEY STREET ALBION VIC 3020

Sold Price

^{RS} **\$200,000**

Sold Date

21-Aug-23

 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

0.22km

RS = Recent sale

UN = Undisclosed Sale

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