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	14/31 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	$182,000	&	$200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$468,000	Property type	Unit	Suburb	Albion
Period-from	01 Jun 2022	to	31 May 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
22/7 KING EDWARD AVENUE ALBION VIC 3020	$215,500	03-Mar-23
11/33 KING EDWARD AVENUE ALBION VIC 3020	$180,000	25-Feb-23
15/2-4 THE GABLES ALBION VIC 3020	$205,000	24-Jan-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: 05 June 2023

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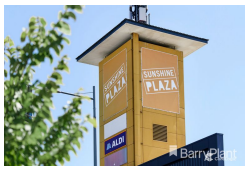


22/7 KING EDWARD AVENUE ALBION VIC 3020

1 1 1

Sold Price **$215,500** Sold Date **03-Mar-23**

Distance **0.3km**



11/33 KING EDWARD AVENUE ALBION VIC 3020

2 1 1

Sold Price **$180,000** Sold Date **25-Feb-23**

Distance **0.18km**



15/2-4 THE GABLES ALBION VIC 3020

1 1 1

Sold Price **$205,000** Sold Date **24-Jan-23**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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