

## 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

9/36 Ridley Street Albion VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$396,500

Property type

Unit

Suburb

Albion

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/10 Burnewang Street Albion VIC 3020	\$220,000	24-May-19
19/2-4 The Gables Albion VIC 3020	\$212,500	14-Jun-19
6/12 Cranbourne Avenue Sunshine North VIC 3020	\$225,000	31-May-19

**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 2019


**4/10 Burnewang Street Albion VIC 3020**

Sold Price

**\$220,000**

Sold Date

**24-May-19**
 1
  1
  1

Distance

**0.26km**

**19/2-4 The Gables Albion VIC 3020**

Sold Price

<sup>RS</sup> **\$212,500**

Sold Date

**14-Jun-19**
 1
  1
  1

Distance

**0.31km**

**6/12 Cranbourne Avenue Sunshine North VIC 3020**

Sold Price

**\$225,000**

Sold Date

**31-May-19**
 1
  1
  1

Distance

**1.66km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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