

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/36 RIDLEY STREET, ALBION, VIC 3020

1 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$180,000 to \$195,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

SUBURB MEDIAN



ALBION, VIC, 3020

Suburb Median Sale Price (Unit)

\$236,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26/36 RIDLEY ST, ALBION, VIC 3020

1 1 1

Sale Price

***\$170,000**

Sale Date: 09/05/2017

Distance from Property: 0m



8/36 RIDLEY ST, ALBION, VIC 3020

1 1 1

Sale Price

***\$177,000**

Sale Date: 04/04/2017

Distance from Property: 0m



117 ANDERSON RD, ALBION, VIC 3020

1 1 1

Sale Price

***\$205,000**

Sale Date: 15/02/2017

Distance from Property: 383m



This report has been compiled on 23/05/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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

Single Price / Range

\$180,000 to \$195,000

Median sale price

Median price

\$236,000

House

Unit

X

Suburb

ALBION

Period

01 October 2016 to 31 March 2017

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26/36 RIDLEY ST, ALBION, VIC 3020	*\$170,000	09/05/2017
8/36 RIDLEY ST, ALBION, VIC 3020	*\$177,000	04/04/2017
117 ANDERSON RD, ALBION, VIC 3020	*\$205,000	15/02/2017