

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	26a Ridley Street, Albion Vic 3020
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb

Period - From  to  Source

**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 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
1	3/7 Station PI SUNSHINE 3020	\$615,000	12/08/2017
2	143b Cornwall Rd SUNSHINE 3020	\$590,000	29/07/2017
3	2/11 Adelaide St ALBION 3020	\$517,000	25/03/2017

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 six months.~~

26a Ridley Street, Albion Vic 3020



 4    2    1

**Rooms:**  
**Property Type:** Townhouse  
 Agent Comments

**Indicative Selling Price**  
 \$585,000 - \$640,000  
**Median House Price**  
 Year ending June 2017: \$717,000

## Comparable Properties

3/7 Station PI SUNSHINE 3020 (REI)

Agent Comments

 2    1    1

**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 149 sqm approx

143b Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

 2    2    1

**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx



2/11 Adelaide St ALBION 3020 (REI)

Agent Comments

 3    1    1

**Price:** \$517,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 147 sqm approx