

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

5/20-22 ADELAIDE STREET ST ALBANS VIC 3021

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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/235 MAIN ROAD WEST ST ALBANS VIC 3021	\$455,000	05-Feb-24
3/43 ADELAIDE STREET ST ALBANS VIC 3021	\$440,000	18-Dec-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: 16 February 2024



**2/235 MAIN ROAD WEST ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS}

\$455,000

Sold Date

05-Feb-24

Distance

0.59km



**3/43 ADELAIDE STREET ST
ALBANS VIC 3021**

 2  1  2

Sold Price

^{RS}

\$440,000

Sold Date

18-Dec-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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