

## 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

6/72 Errington Road St Albans VIC 3021

### 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

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 2021

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

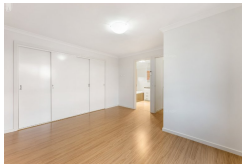
Date of sale

1/66-68 Lester Avenue St Albans VIC 3021	\$590,000	03-Dec-21
2/19 Wahgunyah Drive St Albans VIC 3021	\$590,000	28-Oct-21

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: 23 January 2022



**1/66-68 Lester Avenue St Albans  
VIC 3021**

 3  1  1

Sold Price

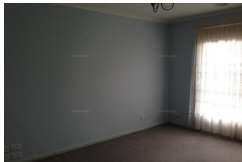
**\$590,000**

Sold Date

**03-Dec-21**

Distance

**0.9km**



**2/19 Wahgunyah Drive St Albans  
VIC 3021**

 3  1  1

Sold Price

Sold Date

**28-Oct-21**

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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