

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

2/141 William 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2020

to

31 May 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

2/69 Oberon Avenue St Albans VIC 3021	\$647,000	20-Feb-21
1/95 Fox Street St Albans VIC 3021	\$604,000	20-Jan-21
85 Theodore Street St Albans VIC 3021	\$580,000	24-Jan-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 June 2021