

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

1/3 NADUR COURT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2023

to

30 Sep 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

5/64-66 BENT STREET ST ALBANS VIC 3021

\$460,000

11-May-24

2/23 WOODS STREET ST ALBANS VIC 3021

\$477,000

20-Sep-24

3/142 WILLIAM STREET ST ALBANS VIC 3021

\$450,000

21-Apr-24

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: 03 October 2024

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**5/64-66 BENT STREET ST ALBANS
VIC 3021**

Sold Price

\$460,000

Sold Date

11-May-24

 2

 1

 1

Distance

1.29km



**2/23 WOODS STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$477,000**

Sold Date

20-Sep-24

 2

 1

 -

Distance

1.87km



**3/142 WILLIAM STREET ST
ALBANS VIC 3021**

Sold Price

\$450,000

Sold Date

21-Apr-24

 2

 1

 2

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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