

## 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

1/27 REABURN AVENUE 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 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

1/11 MICHAEL AVENUE ST ALBANS VIC 3021	\$515,000	02-Oct-24
2/62 CONRAD STREET ST ALBANS VIC 3021	\$515,000	12-Sep-24
1/143 ALFRIEDA STREET ST ALBANS VIC 3021	\$500,000	16-Nov-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: 04 December 2024

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au

**1/11 MICHAEL AVENUE ST ALBANS  
VIC 3021**

Sold Price

RS

**\$515,000**

Sold Date

**02-Oct-24**

3 1 -

Distance

**1.08km****2/62 CONRAD STREET ST ALBANS  
VIC 3021**

Sold Price

**\$515,000**

Sold Date

**12-Sep-24**

3 1 -

Distance

**1.47km****1/143 ALFRIEDA STREET ST  
ALBANS VIC 3021**

Sold Price

RS

**\$500,000**

Sold Date

**16-Nov-24**

3 1 1

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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