

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

476 Main Road West 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

St Albans

Period-from

01 Aug 2020

to

31 Jul 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

10 Damte Place St Albans VIC 3021	\$725,000	17-Apr-21
167 William Street St Albans VIC 3021	\$729,000	27-Feb-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.

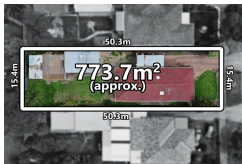
This Statement of Information was prepared on: 06 August 2021



10 Damte Place St Albans VIC 3021 Sold Price **\$725,000** Sold Date **17-Apr-21**

 3  1  2

Distance **1.57km**



167 William Street St Albans VIC 3021 Sold Price **\$729,000** Sold Date **27-Feb-21**

 3  1  4

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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