

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

1/95 Fox 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/8 Helen Street St Albans VIC 3021	\$597,000	17-Dec-20

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: 21 December 2020



2/8 Helen Street St Albans VIC 3021 Sold Price ^{RS} **\$597,000** Sold Date **17-Dec-20**

 **3**
 **2**
 **2**

Distance **0.51km**



RS = Recent sale **UN** = Undisclosed Sale

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Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

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St Albans

Period-from

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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

2/25 Conrad Street St Albans VIC 3021	\$420,000	07-Dec-20
3/37 Charles Street St Albans VIC 3021	\$420,000	11-Oct-20
31 Cowper Avenue St Albans VIC 3021	\$428,000	24-Nov-20

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.~~

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2/25 Conrad Street St Albans VIC 3021

Sold Price

^{RS}

\$420,000

Sold Date

07-Dec-20

 2

 1

 1

Distance

0.27km



3/37 Charles Street St Albans VIC 3021

Sold Price

Sold Date

11-Oct-20

 2

 1

 1

Distance

0.78km



31 Cowper Avenue St Albans VIC 3021

Sold Price

^{RS}

\$428,000

Sold Date

24-Nov-20

 2

 1

 1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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