

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

1/54 LIMA 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/54 BENT STREET ST ALBANS VIC 3021	\$495,000	16-Jun-23
1/17 PENNELL AVENUE ST ALBANS VIC 3021	\$522,000	06-Aug-23
3/47 SCOTT AVENUE ST ALBANS VIC 3021	\$490,000	01-Aug-23

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: 30 October 2023



1/54 BENT STREET ST ALBANS VIC 3021 Sold Price **\$495,000** Sold Date **16-Jun-23**

 3  1  1

Distance **0.35km**



1/17 PENNELL AVENUE ST ALBANS VIC 3021 Sold Price **\$522,000** Sold Date **06-Aug-23**

 3  1  1

Distance **1.4km**



3/47 SCOTT AVENUE ST ALBANS VIC 3021 Sold Price **\$490,000** Sold Date **01-Aug-23**

 3  1  1

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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