

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

2/3 MANFRED AVENUE 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

\$500,000

&

\$550,000

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

1/53 ERRINGTON ROAD ST ALBANS VIC 3021	\$500,000	12-Aug-23
1/32 OBERON AVENUE ST ALBANS VIC 3021	\$560,000	23-Aug-23
3/43 MCARTHUR AVENUE ST ALBANS VIC 3021	\$515,000	19-May-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: 16 October 2023



**1/53 ERRINGTON ROAD ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$500,000** Sold Date **12-Aug-23**

Distance **0.26km**



**1/32 OBERON AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$560,000** Sold Date **23-Aug-23**

Distance **0.86km**



**3/43 MCARTHUR AVENUE ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$515,000** Sold Date **19-May-23**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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