

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

1/4 Andrew Road 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/39 Station Avenue St Albans VIC 3021	\$595,000	26-Aug-19
85 Theodore Street St Albans VIC 3021	\$580,000	01-Jul-19

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 September 2019

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1/39 Station Avenue St Albans VIC 3021

Sold Price

\$595,000

Sold Date

26-Aug-19

 3

 2

 1

Distance

1.91km



85 Theodore Street St Albans VIC 3021

Sold Price

\$580,000

Sold Date

01-Jul-19

 3

 2

 1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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