

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

11/12 PERCY 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 2024

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

12/18 MARSDEN CRESCENT ST ALBANS VIC 3021	\$300,000	30-Mar-24
2/4 LARKSPUR DRIVE ST ALBANS VIC 3021	\$290,000	31-Aug-24

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 November 2024



**12/18 MARSDEN CRESCENT ST
ALBANS VIC 3021**

2 1 1

Sold Price **\$300,000** Sold Date **30-Mar-24**

Distance **0.48km**



**2/4 LARKSPUR DRIVE ST ALBANS
VIC 3021**

2 1 -

Sold Price ^{RS} **\$290,000** Sold Date **31-Aug-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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