

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

3/25 CONRAD 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2023

to

31 May 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

| | | |
|---|-----------|-----------|
| 1/52 FOX STREET ST ALBANS VIC 3021 | \$470,000 | 04-Mar-24 |
| 1/174 WILLIAM STREET ST ALBANS VIC 3021 | \$475,000 | 22-Feb-24 |
| 3/41 POWER STREET ST ALBANS VIC 3021 | \$490,000 | 29-Feb-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: 19 June 2024



1/52 FOX STREET ST ALBANS VIC 3021

Sold Price

\$470,000

Sold Date

04-Mar-24

 2

 1

 1

Distance

0.3km



1/174 WILLIAM STREET ST ALBANS VIC 3021

Sold Price

\$475,000

Sold Date

22-Feb-24

 3

 1

 1

Distance

0.3km



3/41 POWER STREET ST ALBANS VIC 3021

Sold Price

\$490,000

Sold Date

29-Feb-24

 2

 1

 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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