

## 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

35 Charles Street St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Other

Suburb

St Albans

Period-from

01 Jul 2020

to

30 Jun 2021

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 McLeod Road St Albans VIC 3021	\$502,000	14-Jan-21
1/61 Fox Street St Albans VIC 3021	\$485,000	20-Mar-21
1/36 McLeod Road St Albans VIC 3021	\$515,000	16-Jun-21

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: 28 July 2021



**1 McLeod Road St Albans VIC 3021** Sold Price **\$502,000** Sold Date **14-Jan-21**

 3  1  1

Distance **1.13km**



**1/61 Fox Street St Albans VIC 3021** Sold Price **\$485,000** Sold Date **20-Mar-21**

 3  1  1

Distance **1.15km**



**1/36 McLeod Road St Albans VIC 3021** Sold Price <sup>RS</sup> **\$515,000** Sold Date **16-Jun-21**

 3  1  2

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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