

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

35A Cobham 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 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

1/37 Elizabeth Street St Albans VIC 3021	\$525,000	26-Sep-19
2/39 Station Avenue St Albans VIC 3021	\$510,000	05-Aug-19
2/104 William Street St Albans VIC 3021	\$510,000	17-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.

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1/37 Elizabeth Street St Albans VIC 3021 Sold Price ^{RS} \$525,000 Sold Date 26-Sep-19
Distance 0.71km

3 2 2



2/39 Station Avenue St Albans VIC 3021 Sold Price \$510,000 Sold Date 05-Aug-19
Distance 1.43km

2 1 1



2/104 William Street St Albans VIC 3021 Sold Price Sold Date 17-Jul-19
Distance 1.79km

3 2 1

RS = Recent sale UN = Undisclosed Sale

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