

## 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

27A ANNA 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2024

to

31 Dec 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

2/54 BENT STREET ST ALBANS VIC 3021	\$710,000	01-Dec-24
4 FINN STREET ST ALBANS VIC 3021	\$670,000	25-Nov-24
27 WASHINGTON STREET ST ALBANS VIC 3021	\$705,000	25-Nov-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: 26 January 2025



**2/54 BENT STREET ST ALBANS VIC 3021** Sold Price

<sup>RS</sup> **\$710,000** Sold Date **01-Dec-24**

 4  2  2

Distance **1.63km**



**4 FINN STREET ST ALBANS VIC 3021** Sold Price

<sup>RS</sup> **\$670,000** Sold Date **25-Nov-24**

 4  2  1

Distance **0.97km**



**27 WASHINGTON STREET ST ALBANS VIC 3021** Sold Price

<sup>RS</sup> **\$705,000** Sold Date **25-Nov-24**

 4  3  2

Distance **0.4km**

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

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