

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

2/2 Branston Road 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/13 Cowper Avenue St Albans VIC 3021	\$430,000	09-Jul-20
3/24 Manfred Avenue St Albans VIC 3021	\$460,000	16-Jun-20
4/64 Ivanhoe Avenue St Albans VIC 3021	\$453,000	12-Jul-20

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.~~

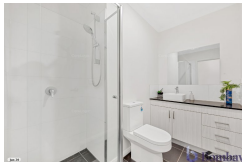
This Statement of Information was prepared on: 02 December 2020



1/13 Cowper Avenue St Albans VIC 3021 Sold Price **\$430,000** Sold Date **09-Jul-20**

 3  1  2

Distance **0.91km**



3/24 Manfred Avenue St Albans VIC 3021 Sold Price **\$460,000** Sold Date **16-Jun-20**

 3  1  1

Distance **0.98km**



4/64 Ivanhoe Avenue St Albans VIC 3021 Sold Price **\$453,000** Sold Date **12-Jul-20**

 3  1  2

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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