

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 Ross 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

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

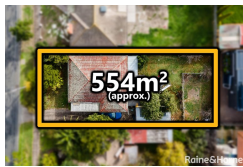
Date of sale

3 Vista Street St Albans VIC 3021	\$625,000	19-Jun-21
29 Beaver Street St Albans VIC 3021	\$668,000	11-Apr-21
37 Beaver Street St Albans VIC 3021	\$665,000	26-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: 15 July 2021



3 Vista Street St Albans VIC 3021

Sold Price

RS

\$625,000

Sold Date

19-Jun-21

 2

 1

 1

Distance

0.13km



29 Beaver Street St Albans VIC 3021

Sold Price

\$668,000

Sold Date

11-Apr-21

 3

 1

 1

Distance

0.25km



37 Beaver Street St Albans VIC 3021

Sold Price

RS

\$665,000

Sold Date

26-Jun-21

 -

 -

 -

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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