

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

2/69 Oberon Avenue 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2020

to

31 Dec 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

1/80 Oberon Avenue St Albans VIC 3021	\$600,000	26-May-20
1/95 Fox Street St Albans VIC 3021	\$604,000	20-Jan-21
1/11 Washington Street St Albans VIC 3021	\$600,000	14-Oct-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: 27 January 2021



1/80 Oberon Avenue St Albans VIC 3021 Sold Price **\$600,000** Sold Date **26-May-20**

 4  3  1

Distance **0.09km**



1/95 Fox Street St Albans VIC 3021 Sold Price ^{RS} **\$604,000** Sold Date **20-Jan-21**

 3  2  1

Distance **0.68km**



1/11 Washington Street St Albans VIC 3021 Sold Price **\$600,000** Sold Date **14-Oct-20**

 3  2  1

Distance **1.99km**

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

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