

## 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

1/69 SHIRLEY 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

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2021

to

30 Apr 2022

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

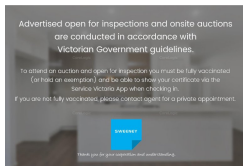
Date of sale

|   |           |           |
|---|-----------|-----------|
| 7/217 MAIN ROAD WEST ST ALBANS VIC 3021 | \$390,000 | 28-Feb-22 |
| 1/30 SHIRLEY STREET ST ALBANS VIC 3021  | \$385,000 | 24-Mar-22 |
| 3/51 MOFFAT STREET ST ALBANS VIC 3021   | \$380,000 | 16-May-22 |

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: 25 May 2022



### 7/217 MAIN ROAD WEST ST ALBANS VIC 3021

Sold Price **\$390,000** Sold Date **28-Feb-22**

 2  1  3

Distance **0.41km**



### 1/30 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price **\$385,000** Sold Date **24-Mar-22**

 2  1  1

Distance **0.42km**



### 3/51 MOFFAT STREET ST ALBANS VIC 3021

Sold Price <sup>RS</sup> **\$380,000** <sup>UN</sup> Sold Date **16-May-22**

 2  1  -

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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