

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

2/50 Douglas 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 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

2/6 John Street St Albans VIC 3021	\$400,000	20-Oct-21
2/33 Adelaide Street St Albans VIC 3021	\$440,000	17-Nov-21
31/7 Regan Street St Albans VIC 3021	\$430,000	09-Oct-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: 01 December 2021



2/6 John Street St Albans VIC 3021 Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **20-Oct-21**

 2  1  1

Distance **0.48km**



2/33 Adelaide Street St Albans VIC 3021 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **17-Nov-21**

 2  1  1

Distance **0.86km**



31/7 Regan Street St Albans VIC 3021 Sold Price **\$430,000** Sold Date **09-Oct-21**

 2  1  1

Distance **1.32km**

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

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