

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

1/31 Austin 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

1/21 Reaburn Avenue St Albans VIC 3021	\$540,000	14-Aug-21
2/11 Beaver Street St Albans VIC 3021	\$552,000	25-Oct-21
2/36 Scott Avenue St Albans VIC 3021	\$500,000	04-Sep-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: 19 January 2022



1/21 Reaburn Avenue St Albans VIC 3021 Sold Price **\$540,000** Sold Date **14-Aug-21**

 3  2  1

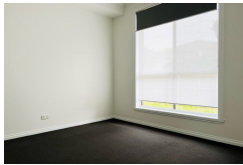
Distance **1.98km**



2/11 Beaver Street St Albans VIC 3021 Sold Price **\$552,000** Sold Date **25-Oct-21**

 3  1  4

Distance **0.72km**



2/36 Scott Avenue St Albans VIC 3021 Sold Price **\$500,000** Sold Date **04-Sep-21**

 3  1  1

Distance **1.49km**

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

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