

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

4/83-85 Taylors Road 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

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,250

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 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

12/7 Regan Street St Albans VIC 3021	\$415,000	10-Dec-20
1/2 John Street St Albans VIC 3021	\$410,000	18-Mar-21
1/35 Elizabeth Street St Albans VIC 3021	\$410,000	01-Dec-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: 19 April 2021



12/7 Regan Street St Albans VIC 3021

Sold Price

\$415,000

Sold Date **10-Dec-20**

 2  1  1

Distance **1.12km**



1/2 John Street St Albans VIC 3021

Sold Price

^{RS} **\$410,000**

Sold Date **18-Mar-21**

 2  1  1

Distance **1.91km**



1/35 Elizabeth Street St Albans VIC 3021

Sold Price

\$410,000

Sold Date **01-Dec-20**

 2  1  1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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