

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

2/21 LESLIE 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/110 BIGGS STREET ST ALBANS VIC 3021	\$570,000	15-Nov-24
2/2 GEORGE STREET ST ALBANS VIC 3021	\$585,000	09-Nov-24
2/39 PERRETT AVENUE ST ALBANS VIC 3021	\$580,000	22-Oct-24

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: 26 February 2025

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**1/110 BIGGS STREET ST ALBANS
VIC 3021**

3 2 2

Sold Price

\$570,000Sold Date **15-Nov-24**Distance **0.21km****2/2 GEORGE STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

\$585,000Sold Date **09-Nov-24**Distance **0.43km****2/39 PERRETT AVENUE ST
ALBANS VIC 3021**

3 1 1

Sold Price

\$580,000Sold Date **22-Oct-24**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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