

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

55 ARTHUR 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2022

to

31 Aug 2023

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

38 EMILY STREET ST ALBANS VIC 3021	\$808,100	15-Apr-23
12 WALMER AVENUE ST ALBANS VIC 3021	\$812,000	09-Sep-23
14 ERICA AVENUE ST ALBANS VIC 3021	\$830,000	15-Apr-23

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: 20 September 2023



38 EMILY STREET ST ALBANS VIC 3021

Sold Price

\$808,100

Sold Date

15-Apr-23



4



3



2

Distance

1.29km



12 WALMER AVENUE ST ALBANS VIC 3021

Sold Price

^{RS}
\$812,000

Sold Date

09-Sep-23



4



2



-

Distance

1.24km



14 ERICA AVENUE ST ALBANS VIC 3021

Sold Price

\$830,000

Sold Date

15-Apr-23



5



2



1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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