

# 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 Santiago Street, St Albans Vic 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price

\$750,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

St Albans

Period - From

01/10/2022

to

30/09/2023

Source

REIV

### 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 six 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	6 Wahgunyah Dr ST ALBANS 3021	\$730,000	06/12/2023
2	46 Lima St ST ALBANS 3021	\$722,500	19/10/2023
3	7 Vista St ST ALBANS 3021	\$721,000	14/11/2023

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 six months.~~

This Statement of Information was prepared on:

13/02/2024

2 Santiago Street, St Albans Vic 3021



3 1 1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000

**Median House Price**  
Year ending September 2023: \$655,000

## Comparable Properties



**6 Wahgunyah Dr ST ALBANS 3021 (REI)**

**Agent Comments**

3 2 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** House



**46 Lima St ST ALBANS 3021 (REI)**

**Agent Comments**

3 1 2

**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House  
**Land Size:** 727 sqm approx



**7 Vista St ST ALBANS 3021 (REI)**

**Agent Comments**

7 3 2

**Price:** \$721,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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