

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

2/14 GEORGE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

1/32 POWER STREET ST ALBANS VIC 3021	\$490,000	24-Apr-23
1/94 BIGGS STREET ST ALBANS VIC 3021	\$475,000	05-Jun-23
1/37 GLENDENNING STREET ST ALBANS VIC 3021	\$525,000	14-Mar-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: 04 September 2023



**1/32 POWER STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$490,000

Sold Date

24-Apr-23

Distance

0.36km



**1/94 BIGGS STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$475,000

Sold Date

05-Jun-23

Distance

0.72km



**1/37 GLENDENNING STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price

\$525,000

Sold Date

14-Mar-23

Distance

1.81km



**1/24 ADELAIDE STREET ST
ALBANS VIC 3021**

 2  1  2

Sold Price

\$494,000

Sold Date

20-May-23

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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