

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

3/9 Albert Crescent 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 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

1/7 Theodore Street St Albans VIC 3021	\$325,000	08-Nov-21
1/224 Biggs Street St Albans VIC 3021	\$290,000	14-Jul-21
1/11 Yarmouth Avenue St Albans VIC 3021	\$310,000	24-Sep-21

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: 21 December 2021



1/7 Theodore Street St Albans VIC 3021

Sold Price

^{RS}

\$325,000

Sold Date

08-Nov-21

 2

 1

 1

Distance

0.48km



1/224 Biggs Street St Albans VIC 3021

Sold Price

\$290,000

Sold Date

14-Jul-21

 2

 -

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Distance

0.69km



1/11 Yarmouth Avenue St Albans VIC 3021

Sold Price

\$310,000

Sold Date

24-Sep-21

 2

 1

 3

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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