

## 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

2/17 Syme Street St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

3/102-104 Fox Street St Albans VIC 3021	\$520,000	12-Apr-21
1/153 Fox Street St Albans VIC 3021	\$508,000	24-Apr-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: 13 October 2021



**3/102-104 Fox Street St Albans VIC 3021** Sold Price **\$520,000** Sold Date **12-Apr-21**

 3  1  1

Distance **1.29km**



**1/153 Fox Street St Albans VIC 3021** Sold Price **\$508,000** Sold Date **24-Apr-21**

 3  1  1

Distance **1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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