

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

1/37 ELIZABETH 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/14 DISRAELI STREET ST ALBANS VIC 3021	\$630,000	21-Jan-25
1/49 IVANHOE AVENUE ST ALBANS VIC 3021	\$650,000	09-Feb-25
1/29 LESTER AVENUE ST ALBANS VIC 3021	\$650,000	07-Feb-25

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: 26 February 2025



**1/14 DISRAELI STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

^{RS} **\$630,000**

Sold Date

21-Jan-25

Distance

0.53km



**1/49 IVANHOE AVENUE ST
ALBANS VIC 3021**

3 3 1

Sold Price

^{RS} **\$650,000**

Sold Date

09-Feb-25

Distance

2.03km



**1/29 LESTER AVENUE ST ALBANS
VIC 3021**

3 2 1

Sold Price

Sold Date

07-Feb-25

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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