

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 1/66 Conrad 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 \$530,000 & \$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$460,000 Property type Unit Suburb St Albans
Period-from 01 Dec 2019 to 30 Nov 2020 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
2/61 Arthur Street St Albans VIC 3021	\$561,000	27-Oct-20
1/18 Manfred Avenue St Albans VIC 3021	\$541,000	20-Oct-20

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: 17 December 2020