

## 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

2/20 THOMAS STREET ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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 FINN STREET ST ALBANS VIC 3021	\$660,000	06-May-24
19 JEFFERSON STREET ST ALBANS VIC 3021	\$649,000	08-Aug-24
3 ARTHUR STREET ST ALBANS VIC 3021	\$630,000	25-Jun-24

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 August 2024



## 3 FINN STREET ST ALBANS VIC 3021

Sold Price

**\$660,000**

Sold Date **06-May-24**

 3  2  2

Distance **1.47km**



## 19 JEFFERSON STREET ST ALBANS VIC 3021

Sold Price

<sup>RS</sup> **\$649,000**

Sold Date **08-Aug-24**

 3  2  1

Distance **1.07km**



## 3 ARTHUR STREET ST ALBANS VIC 3021

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **25-Jun-24**

 3  2  1

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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