

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

1/33 ARTHUR 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/152 WILLIAM STREET ST ALBANS VIC 3021	\$520,000	04-May-22
1/17 MICHAEL AVENUE ST ALBANS VIC 3021	\$543,000	31-Mar-22

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: 31 August 2022



**3/152 WILLIAM STREET ST
ALBANS VIC 3021**

 3  1  3

Sold Price **\$520,000** Sold Date **04-May-22**

Distance **0.34km**



**1/17 MICHAEL AVENUE ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$543,000** Sold Date **31-Mar-22**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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