

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

1/66-68 Lester Avenue 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 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

2/141 William Street St Albans VIC 3021	\$600,000	05-Jul-21
20 Milton Avenue St Albans VIC 3021	\$550,000	22-Jun-21
2/11 Beaver Street St Albans VIC 3021	\$552,000	25-Oct-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: 26 November 2021



2/141 William Street St Albans VIC 3021

Sold Price

\$600,000

Sold Date

05-Jul-21

 3

 1

 2

Distance

0.47km



20 Milton Avenue St Albans VIC 3021

Sold Price

\$550,000

Sold Date

22-Jun-21

 3

 2

 1

Distance

0.91km



2/11 Beaver Street St Albans VIC 3021

Sold Price

^{RS} **\$552,000**

Sold Date

25-Oct-21

 3

 1

 4

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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