

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

1/21 OBERON 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 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

3/164 BIGGS STREET ST ALBANS VIC 3021	\$495,000	05-Oct-24
1/143 ALFRIEDA STREET ST ALBANS VIC 3021	\$500,000	16-Nov-24
2/41 PERRETT AVENUE ST ALBANS VIC 3021	\$500,000	11-Sep-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: 03 December 2024

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**3/164 BIGGS STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS}

\$495,000

Sold Date

05-Oct-24

Distance

0.76km



**1/143 ALFRIEDA STREET ST
ALBANS VIC 3021**

 3  1  1

Sold Price

^{RS}

\$500,000

Sold Date

16-Nov-24

Distance

1.44km



**2/41 PERRETT AVENUE ST
ALBANS VIC 3021**

 2  2  1

Sold Price

Sold Date

11-Sep-24

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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