

## 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

1/7 Theodore Street St Albans VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,750

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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

3/40 East Esplanade St Albans VIC 3021	\$350,000	08-Aug-21
2/100 Fox Street St Albans VIC 3021	\$336,000	15-Jul-21
22/322 Sydenham Road Sydenham VIC 3037	\$340,000	27-May-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: 09 September 2021



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**3/40 East Esplanade St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date

**08-Aug-21**

2

1

2

Distance

**0.2km**



**2/100 Fox Street St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$336,000**

Sold Date

**15-Jul-21**

2

1

1

Distance

**0.8km**



**22/322 Sydenham Road Sydenham VIC 3037**

Sold Price

**\$340,000**

Sold Date

**27-May-21**

2

2

1

Distance

**4.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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