

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

1/32 Power 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/43 Adelaide Street St Albans VIC 3021	\$405,000	06-Sep-19
4/73 Harcourt Avenue St Albans VIC 3021	\$405,000	26-Sep-19
2/1 Branston Road St Albans VIC 3021	\$399,000	19-Jul-19

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: 13 January 2020



3/43 Adelaide Street St Albans VIC 3021

Sold Price

\$405,000

Sold Date

06-Sep-19

2

1

1

Distance

2.33km



4/73 Harcourt Avenue St Albans VIC 3021

Sold Price

Sold Date

26-Sep-19

2

1

1

Distance

1.34km



2/1 Branston Road St Albans VIC 3021

Sold Price

\$399,000

Sold Date

19-Jul-19

2

1

1

Distance

2.48km

RS = Recent sale

UN = Undisclosed Sale

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