

## 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

1/11 Conrad 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4/64 Ivanhoe Avenue St Albans VIC 3021 | \$453,000 | 12-Jul-20 |
| 2/2 Peter Court St Albans VIC 3021     | \$422,000 | 14-Jul-20 |
| 31 Cowper Avenue St Albans VIC 3021    | \$428,000 | 24-Nov-20 |

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: 18 December 2020



**4/64 Ivanhoe Avenue St Albans VIC 3021**

 3  1  2

**Sold Price \$453,000** Sold Date **12-Jul-20**

Distance **0.85km**



**2/2 Peter Court St Albans VIC 3021**

 2  1  1

<sup>RS</sup> **Sold Price \$422,000** Sold Date **14-Jul-20**

Distance **0.97km**



**31 Cowper Avenue St Albans VIC 3021**

 2  1  1

<sup>RS</sup> **Sold Price \$428,000** Sold Date **24-Nov-20**

Distance **1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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