

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

2 WATFORD ROAD 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 2022

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

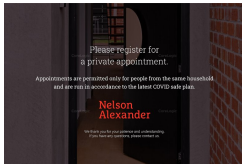
Date of sale

2/87 THEODORE STREET ST ALBANS VIC 3021	\$538,000	19-Oct-21
18 WILPENA COURT ST ALBANS VIC 3021	\$530,000	29-Dec-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: 30 March 2022



**2/87 THEODORE STREET ST
ALBANS VIC 3021**

 3  2  2

Sold Price **\$538,000** Sold Date **19-Oct-21**

Distance **2.33km**



**18 WILPENA COURT ST ALBANS
VIC 3021**

 2  1  2

Sold Price **\$530,000** Sold Date **29-Dec-21**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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