

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

1/52 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2019

to

31 Jan 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

1/141 William Street St Albans VIC 3021	\$630,000	20-Dec-19
1/68C Henry Street St Albans VIC 3021	\$592,500	05-Dec-19
2/6 Wilpena Court St Albans VIC 3021	\$618,000	16-Nov-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: 04 February 2020



1/141 William Street St Albans VIC 3021

 3  2  1

Sold Price

\$630,000

Sold Date

20-Dec-19

Distance

0.43km



1/68C Henry Street St Albans VIC 3021

 3  2  2

Sold Price

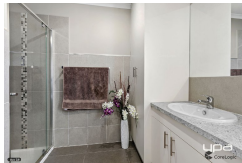
^{RS} **\$592,500**

Sold Date

05-Dec-19

Distance

1.13km



2/6 Wilpena Court St Albans VIC 3021

 3  2  4

Sold Price

\$618,000

Sold Date

16-Nov-19

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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