

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

46 SHIRLEY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2022

to

28 Feb 2023

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

12 CHARLBURY GROVE ST ALBANS VIC 3021	600000	23-Oct-22
70 SHIRLEY STREET ST ALBANS VIC 3021	635000	17-Jan-23
31 JAMIESON STREET ST ALBANS VIC 3021	575000	03-Feb-23

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.~~

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12 CHARLBURY GROVE ST ALBANS VIC 3021 Sold Price

600000 Sold Date **23-Oct-22**

3 1 1

Distance **0.59km**



70 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price

^{RS} **635000** Sold Date **17-Jan-23**

3 1 1

Distance **0.28km**



31 JAMIESON STREET ST ALBANS VIC 3021 Sold Price

^{RS} **575000** Sold Date **03-Feb-23**

3 1 2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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