

## 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

2/11 MICHAEL AVENUE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/59 PERRETT AVENUE ST ALBANS VIC 3021

\$572,500

19-Aug-24

2/174 WILLIAM STREET ST ALBANS VIC 3021

\$590,888

12-Jul-24

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: 28 August 2024

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**2/59 PERRETT AVENUE ST  
ALBANS VIC 3021**

 3  2  1

Sold Price <sup>RS</sup> **\$572,500** <sup>UN</sup> Sold Date **19-Aug-24**

Distance **0.7km**



**2/174 WILLIAM STREET ST  
ALBANS VIC 3021**

 3  2  1

Sold Price <sup>RS</sup> **\$590,888** Sold Date **12-Jul-24**

Distance **0.99km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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