

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

5/10 Percy 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

\$289,000

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 Nov 2018

to

31 Oct 2019

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

9/13 St Albans Road St Albans VIC 3021	\$275,000	15-Jun-19
2/84 Conrad Street St Albans VIC 3021	\$288,000	21-Aug-19
6/2 Forrest Street Albion VIC 3020	\$283,000	04-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: 25 November 2019



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9/13 St Albans Road St Albans VIC 3021

Sold Price

\$275,000

Sold Date

15-Jun-19

2 1 1

Distance

0.1km



2/84 Conrad Street St Albans VIC 3021

Sold Price

\$288,000

Sold Date

21-Aug-19

2 1 1

Distance

1.56km



6/2 Forrest Street Albion VIC 3020

Sold Price

^{RS} **\$283,000**

Sold Date

04-Nov-19

2 1 1

Distance

4.66km

RS = Recent sale

UN = Undisclosed Sale

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