

## 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

1/9 Oberon Avenue St Albans VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/33 Glyndon Avenue St Albans VIC 3021  | \$420,000 | 08-Jul-19 |
| 2/67 William Street St Albans VIC 3021  | \$437,000 | 08-Jun-19 |
| 3/112 William Street St Albans VIC 3021 | \$425,000 | 24-Aug-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: 16 September 2019

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**1/33 Glyndon Avenue St Albans VIC 3021**

Sold Price

**\$420,000**

Sold Date

**08-Jul-19**

 3

 1

 1

Distance

**0.78km**



**2/67 William Street St Albans VIC 3021**

Sold Price

**\$437,000**

Sold Date

**08-Jun-19**

 3

 1

 1

Distance

**0.91km**



**3/112 William Street St Albans VIC 3021**

Sold Price

**\$425,000**

Sold Date

**24-Aug-19**

 3

 1

 1

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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