

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

2/33 ADELAIDE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$460,000	01-Apr-24
5/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$450,000	01-May-24
2/32 KODRE STREET ST ALBANS VIC 3021	\$462,000	29-May-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: 26 February 2025

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**4/20-22 ADELAIDE STREET ST
ALBANS VIC 3021**

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Sold Price **\$460,000** Sold Date **01-Apr-24**Distance **0.13km****5/20-22 ADELAIDE STREET ST
ALBANS VIC 3021**

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Sold Price **\$450,000** Sold Date **01-May-24**Distance **0.13km****2/32 KODRE STREET ST ALBANS
VIC 3021**

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Sold Price **\$462,000** Sold Date **29-May-24**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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