

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

4/46 Kings Road 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/3 Redbank Court Kings Park VIC 3021	\$500,000	28-Nov-20
351A Main Road West Albanvale VIC 3021	\$510,000	31-Oct-20
2/45 George Street St Albans VIC 3021	\$512,000	20-Oct-20

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: 12 January 2021



1/3 Redbank Court Kings Park VIC 3021

3 1 2

Sold Price

\$500,000

Sold Date **28-Nov-20**

Distance **0.57km**



351A Main Road West Albanvale VIC 3021

3 2 1

Sold Price

\$510,000

Sold Date **31-Oct-20**

Distance **1.02km**



2/45 George Street St Albans VIC 3021

3 2 3

Sold Price

\$512,000

Sold Date **20-Oct-20**

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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