

## 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

1/21 Vule Street 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Land

Suburb

St Albans

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/11 Washington Street St Albans VIC 3021 | \$600,000 | 14-Oct-20 |
| 2/7 Washington Street St Albans VIC 3021  | \$605,000 | 07-Nov-20 |
| 2/12 Grant Street St Albans VIC 3021      | \$590,000 | 18-Feb-21 |

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: 11 March 2021



**1/11 Washington Street St Albans VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **14-Oct-20**

Distance **0.17km**



**2/7 Washington Street St Albans VIC 3021**

 3  2  -

Sold Price **\$605,000** Sold Date **07-Nov-20**

Distance **0.19km**



**2/12 Grant Street St Albans VIC 3021**

 3  2  3

Sold Price <sup>RS</sup> **\$590,000** Sold Date **18-Feb-21**

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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