

## 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

2/14 Mark 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Other

Suburb

St Albans

Period-from

01 Jul 2020

to

30 Jun 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

2/32 Kodre Street St Albans VIC 3021	\$460,000	23-Feb-21
3/13 James Street St Albans VIC 3021	\$480,000	10-Jul-21
3/4 Levenia Street St Albans VIC 3021	\$465,000	28-Mar-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: 28 July 2021



**2/32 Kodre Street St Albans VIC 3021**

 2  1  1

Sold Price **\$460,000** Sold Date **23-Feb-21**

Distance **0.87km**



**3/13 James Street St Albans VIC 3021**

 3  2  1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **10-Jul-21**

Distance **0.97km**



**3/4 Levenia Street St Albans VIC 3021**

 2  1  1

Sold Price **\$465,000** Sold Date **28-Mar-21**

Distance **2.64km**

**RS** = Recent sale **UN** = Undisclosed Sale

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