

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

3/154 Alfrieda 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

\$453,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2019

to

31 Oct 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

1/52 Conrad Street St Albans VIC 3021	\$465,000	03-Aug-19
3/38 Conrad Street St Albans VIC 3021	\$410,000	19-Sep-19
2/45 George Street St Albans VIC 3021	\$512,000	07-Nov-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: 11 November 2020



1/52 Conrad Street St Albans VIC 3021

Sold Price

\$465,000

Sold Date **03-Aug-19**

3 1 1

Distance **0.2km**



3/38 Conrad Street St Albans VIC 3021

Sold Price

\$410,000

Sold Date **19-Sep-19**

2 1 1

Distance **0.28km**



2/45 George Street St Albans VIC 3021

Sold Price

^{RS} **\$512,000**

Sold Date **07-Nov-20**

3 2 3

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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