

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

2/52 Oberon Avenue 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 3/107 Fox Street St Albans VIC 3021 | \$495,000 | 25-Jun-21 |
| 3/40 Albert Crescent St Albans VIC 3021 | \$485,000 | 08-Jun-21 |
| 4/4 Graceburn Grove St Albans VIC 3021 | \$500,000 | 04-Jun-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: 21 October 2021



3/107 Fox Street St Albans VIC 3021

 2  1  2

Sold Price

\$495,000

Sold Date

25-Jun-21

Distance

0.88km



3/40 Albert Crescent St Albans VIC 3021

 2  2  1

Sold Price

\$485,000

Sold Date

08-Jun-21

Distance

1.08km



4/4 Graceburn Grove St Albans VIC 3021

 2  2  1

Sold Price

\$500,000

Sold Date

04-Jun-21

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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