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

5A Damte Place 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	\$500,000	&	\$550,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$600,000	Prope	erty type		Other	Suburb	St Albans
Period-from	01 Mar 2020	to	28 Feb 2	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 McLeod Road St Albans VIC 3021	\$502,000	18-Feb-21
1/66 Conrad Street St Albans VIC 3021	\$560,000	14-Jan-21
4/12 Kate Street St Albans VIC 3021	\$508,000	11-Feb-21

OR

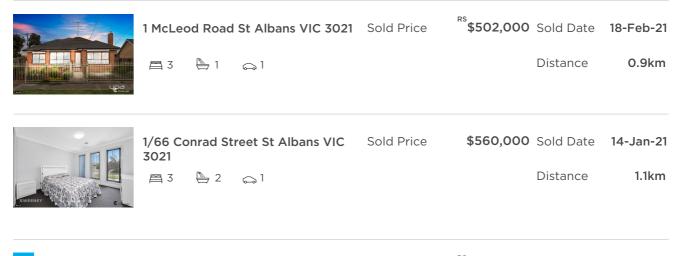
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 March 2021



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RS = Recent sale UN = Undisclosed Sale

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