

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

2/46 Disraeli 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

\$410,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,250

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2019

to

30 Jun 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

2/29 Pennell Avenue St Albans VIC 3021	\$459,000	29-Jan-20
2/24 Unicorn Way Kings Park VIC 3021	\$420,000	17-Jan-20
40A Millawa Avenue St Albans VIC 3021	\$412,500	11-May-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: 10 July 2020



2/29 Pennell Avenue St Albans VIC 3021 Sold Price **\$459,000** Sold Date **29-Jan-20**

 2  2  1

Distance **1.09km**



2/24 Unicorn Way Kings Park VIC 3021 Sold Price **\$420,000** Sold Date **17-Jan-20**

 2  1  1

Distance **2.07km**



40A Millawa Avenue St Albans VIC 3021 Sold Price **\$412,500** Sold Date **11-May-20**

 2  1  1

Distance **2.35km**

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

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