

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

2/70 Millawa Avenue, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$530,000

Median sale price

Median price

\$580,000

Property Type

Townhouse

Suburb

St Albans

Period - From

26/05/2021

to

25/05/2022

Source

REIV

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 six 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	1/8 Jamieson St ST ALBANS 3021	\$552,000	21/04/2022
2	14 Coleiro La KEILOR DOWNS 3038	\$537,500	23/02/2022
3	2/31 Leslie St ST ALBANS 3021	\$490,000	03/05/2022

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 six months.~~

This Statement of Information was prepared on:

26/05/2022 15:58

2/70 Millawa Avenue, St Albans Vic 3021



3 -

Property Type: House (Res)
Land Size: 111 sqm approx
Agent Comments

Indicative Selling Price

\$530,000

Median Townhouse Price

26/05/2021 - 25/05/2022: \$580,000

Comparable Properties



1/8 Jamieson St ST ALBANS 3021 (REI)

Agent Comments

2 2 1

Price: \$552,000
Method: Private Sale
Date: 21/04/2022
Property Type: Townhouse (Single)
Land Size: 191 sqm approx



14 Coleiro La KEILOR DOWNS 3038 (REI/VG)

Agent Comments

2 2 1

Price: \$537,500
Method: Auction Sale
Date: 23/02/2022
Property Type: Townhouse (Res)
Land Size: 83 sqm approx



2/31 Leslie St ST ALBANS 3021 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 03/05/2022
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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