

## 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

6/20-22 ADELAIDE STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 2024

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

5/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$450,000	01-May-24
4/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$460,000	01-Apr-24
2/12 HOOK STREET ST ALBANS VIC 3021	\$450,000	06-Oct-24

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: 13 December 2024

**5/20-22 ADELAIDE STREET ST  
ALBANS VIC 3021**

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Sold Price **\$450,000** Sold Date **01-May-24**Distance **0.02km****4/20-22 ADELAIDE STREET ST  
ALBANS VIC 3021**

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Sold Price **\$460,000** Sold Date **01-Apr-24**Distance **0.03km****2/12 HOOK STREET ST ALBANS  
VIC 3021**

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Sold Price **\$450,000** Sold Date **06-Oct-24**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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