

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

1/174 WILLIAM 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/152 WILLIAM STREET ST ALBANS VIC 3021	\$500,000	27-Sep-23
11 HACKETT COURT DELAHEY VIC 3037	\$550,000	17-Oct-23
36 FERRIS AVENUE DEER PARK VIC 3023	\$511,000	15-Nov-23

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: 16 January 2024



**1/152 WILLIAM STREET ST ALBANS
VIC 3021**

Sold Price

\$500,000

Sold Date

27-Sep-23



3



1



1

Distance

0.28km



**11 HACKETT COURT DELAHEY VIC
3037**

Sold Price

\$550,000

Sold Date

17-Oct-23



3



1



1

Distance

3.56km



**36 FERRIS AVENUE DEER PARK
VIC 3023**

Sold Price

^{RS} **\$511,000**

Sold Date

15-Nov-23



3



1



1

Distance

3.71km

RS = Recent sale

UN = Undisclosed Sale

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