

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

1/42 Manfred Avenue 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/104 William Street St Albans VIC 3021	\$510,000	17-Jul-19
2/15 Honey Grove St Albans VIC 3021	\$480,000	30-May-19
1/120 Oleander Drive St Albans VIC 3021	\$480,000	07-Sep-19

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: 04 October 2019



2/104 William Street St Albans VIC 3021

Sold Price

\$510,000

Sold Date

17-Jul-19

 3

 2

 1

Distance

0.9km

2/15 Honey Grove St Albans VIC 3021

Sold Price

\$480,000

Sold Date

30-May-19

 3

 2

 1

Distance

1km



1/120 Oleander Drive St Albans VIC 3021

Sold Price

^{RS} **\$480,000**

Sold Date

07-Sep-19

 3

 1

 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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