

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

202/14 ALBERT CRESCENT 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 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

5/9 ALBERT CRESCENT ST ALBANS VIC 3021	\$339,000	04-Jul-23
2/45 ADELAIDE STREET ST ALBANS VIC 3021	\$335,000	09-Nov-23
8/82-84 FOX STREET ST ALBANS VIC 3021	\$350,000	25-Oct-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: 22 November 2023



5/9 ALBERT CRESCENT ST ALBANS VIC 3021

2 1 1

Sold Price **\$339,000** Sold Date **04-Jul-23**

Distance **0.13km**



2/45 ADELAIDE STREET ST ALBANS VIC 3021

2 1 1

Sold Price ^{RS} **\$335,000** Sold Date **09-Nov-23**

Distance **0.69km**



8/82-84 FOX STREET ST ALBANS VIC 3021

2 1 -

Sold Price ^{RS} **\$350,000** Sold Date **25-Oct-23**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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