

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

2/144 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/29 Leonard Avenue St Albans VIC 3021	\$670,000	04-Jun-21
42 Oakden Crescent St Albans VIC 3021	\$680,000	20-Aug-21

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: 19 November 2021



1/29 Leonard Avenue St Albans VIC 3021 Sold Price **\$670,000** Sold Date **04-Jun-21**

 4  2  2

Distance **0.83km**



42 Oakden Crescent St Albans VIC 3021 Sold Price **\$680,000** Sold Date **20-Aug-21**

 4  2  2

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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