

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

1/25 CHARLES 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

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

2/10 PERCY STREET ST ALBANS VIC 3021	\$278,000	01-Aug-24
5/14 PERCY STREET ST ALBANS VIC 3021	\$263,000	17-Aug-24
3/218 BIGGS STREET ST ALBANS VIC 3021	\$325,000	17-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: 04 December 2024



**2/10 PERCY STREET ST ALBANS
VIC 3021**

 2  1  -

Sold Price **\$278,000** Sold Date **01-Aug-24**

Distance **1.71km**

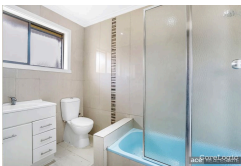


**5/14 PERCY STREET ST ALBANS
VIC 3021**

 2  1  -

Sold Price **\$263,000** Sold Date **17-Aug-24**

Distance **1.75km**



**3/218 BIGGS STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price ^{RS} **\$325,000** Sold Date **17-Oct-24**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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