

## 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

4/9 Albert Crescent St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

5/9 Albert Crescent St Albans VIC 3021	\$295,000	21-Dec-21
3/9 Albert Crescent St Albans VIC 3021	\$300,000	06-Jan-22
2/128 East Esplanade St Albans VIC 3021	\$290,000	22-Dec-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: 24 January 2022



**5/9 Albert Crescent St Albans VIC 3021**

Sold Price

<sup>RS</sup>

**\$295,000**

Sold Date

**21-Dec-21**

 2

 1

 -

Distance

**0.01km**



**3/9 Albert Crescent St Albans VIC 3021**

Sold Price

<sup>RS</sup>

**\$300,000**

Sold Date

**06-Jan-22**

 2

 1

 1

Distance

**0.03km**



**2/128 East Esplanade St Albans VIC 3021**

Sold Price

<sup>RS</sup>

**\$290,000**

Sold Date

**22-Dec-21**

 2

 1

 1

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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