

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

3/36 SCOTT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2023

to

30 Jun 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

4/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$460,000	01-Apr-24
4/2 PERCY STREET ST ALBANS VIC 3021	\$445,000	09-Jun-24
5/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$450,000	01-May-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: 12 July 2024



4/20-22 ADELAIDE STREET ST ALBANS VIC 3021

 2
  -
  1

Sold Price

\$460,000

Sold Date

01-Apr-24

Distance

0.56km


4/2 PERCY STREET ST ALBANS VIC 3021

 3
  1
  1

Sold Price

\$445,000

Sold Date

09-Jun-24

Distance

0.73km


5/20-22 ADELAIDE STREET ST ALBANS VIC 3021

 3
  1
  -

Sold Price

\$450,000

Sold Date

01-May-24

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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