

## 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

2/60 Fox Street 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

\$460,000

or range  
between

&

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4/83-85 Taylors Road St Albans VIC 3021 | \$395,000 | 31-Jul-21 |
| 1/2 Peter Court St Albans VIC 3021      | \$455,000 | 21-Jun-21 |
| 3/21 Leslie Street St Albans VIC 3021   | \$473,500 | 26-Jun-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: 03 November 2021



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**4/83-85 Taylors Road St Albans VIC 3021**

2 1 1

Sold Price **\$395,000** Sold Date **31-Jul-21**

Distance **0.39km**



**1/2 Peter Court St Albans VIC 3021**

2 1 1

Sold Price **\$455,000** Sold Date **21-Jun-21**

Distance **0.55km**



**3/21 Leslie Street St Albans VIC 3021**

2 1 1

Sold Price **\$473,500** Sold Date **26-Jun-21**

Distance **0.56km**



**2/100 Fox Street St Albans VIC 3021**

2 1 1

Sold Price **\$336,000** Sold Date **16-Jul-21**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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