

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

1/10 PERCY 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2022

to

31 Mar 2023

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

31/12 PERCY STREET ST ALBANS VIC 3021	\$295,000	07-Feb-23
33/12 PERCY STREET ST ALBANS VIC 3021	\$275,000	16-Nov-22
5/13 ST ALBANS ROAD ST ALBANS VIC 3021	\$310,000	21-Dec-22

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: 26 April 2023

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**31/12 PERCY STREET ST ALBANS
VIC 3021**

Sold Price

\$295,000

Sold Date **07-Feb-23**

 2  1  1

Distance **0.04km**



**33/12 PERCY STREET ST ALBANS
VIC 3021**

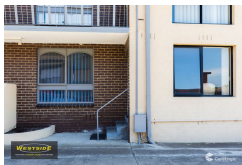
Sold Price

\$275,000

Sold Date **16-Nov-22**

 2  1  1

Distance **0.04km**



**5/13 ST ALBANS ROAD ST ALBANS
VIC 3021**

Sold Price

\$310,000

Sold Date **21-Dec-22**

 2  1  1

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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