

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

3/21 Leslie 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,250

Property type

Unit

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 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

2/25 Conrad Street St Albans VIC 3021	\$420,000	07-Dec-20
12/7 Regan Street St Albans VIC 3021	\$415,000	10-Dec-20
46/7 Regan Street St Albans VIC 3021	\$412,500	18-Dec-20

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: 10 May 2021



2/25 Conrad Street St Albans VIC 3021

 2  1  1

Sold Price

\$420,000

Sold Date **07-Dec-20**

Distance **0.21km**



12/7 Regan Street St Albans VIC 3021

 2  1  1

Sold Price

\$415,000

Sold Date **10-Dec-20**

Distance **1.64km**



46/7 Regan Street St Albans VIC 3021

 2  1  1

Sold Price

\$412,500

Sold Date **18-Dec-20**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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