

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

1/14 BERNBANKS 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2022

to

31 Jan 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

3/3 OCCOLD COURT ST ALBANS VIC 3021	\$600,000	19-Aug-22
1/62 LEONARD AVENUE ST ALBANS VIC 3021	\$598,500	19-Sep-22
1/1 STATION AVENUE ST ALBANS VIC 3021	\$580,000	18-Sep-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: 14 February 2023



3/3 OCCOLD COURT ST ALBANS VIC 3021

 3  1  2

Sold Price

\$600,000

Sold Date

19-Aug-22

Distance

0.76km


1/62 LEONARD AVENUE ST ALBANS VIC 3021

 3  1  1

Sold Price

\$598,500

Sold Date

19-Sep-22

Distance

0.77km


1/1 STATION AVENUE ST ALBANS VIC 3021

 3  2  2

Sold Price

\$580,000

Sold Date

18-Sep-22

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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