

## 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

2/23 WOODS STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 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

3/41 POWER STREET ST ALBANS VIC 3021	\$490,000	29-Feb-24
1/52 FOX STREET ST ALBANS VIC 3021	\$470,000	04-Mar-24
12 CRAIGIELEA AVENUE ST ALBANS VIC 3021	\$490,000	25-Mar-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.~~

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### 3/41 POWER STREET ST ALBANS VIC 3021

Sold Price **\$490,000** Sold Date **29-Feb-24**

 2  1  2

Distance **0.51km**



### 1/52 FOX STREET ST ALBANS VIC 3021

Sold Price **\$470,000** Sold Date **04-Mar-24**

 2  1  1

Distance **0.61km**



### 12 CRAIGIELEA AVENUE ST ALBANS VIC 3021

Sold Price **\$490,000** Sold Date **25-Mar-24**

 2  1  1

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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