

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, 2, 3/62 CONRAD 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

\$500,000

\$550,000

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

1/70 HELEN STREET ST ALBANS VIC 3021	\$587,000	01-Jun-24
4/18 JAMES STREET ST ALBANS VIC 3021	\$570,000	24-Feb-24
62 OAKDEN CRESCENT ST ALBANS VIC 3021	\$590,000	27-Jun-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.~~

This Statement of Information was prepared on: 15 August 2024

**1/70 HELEN STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

RS

\$587,000

Sold Date

01-Jun-24

Distance

0.51km**4/18 JAMES STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

\$570,000

Sold Date

24-Feb-24

Distance

1.19km**62 OAKDEN CRESCENT ST
ALBANS VIC 3021**

3 2 2

Sold Price

RS

\$590,000

Sold Date

27-Jun-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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