

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

2/60 William 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 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

4/108-110 Conrad Street St Albans VIC 3021	\$380,000	15-Mar-21
5/6-8 Glendenning Street St Albans VIC 3021	\$400,000	24-Nov-20
1/35 Elizabeth Street St Albans VIC 3021	\$410,000	01-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: 19 April 2021



4/108-110 Conrad Street St Albans VIC 3021

 2  1  1

Sold Price

^{RS} **\$380,000**

Sold Date

15-Mar-21

Distance

1.9km



5/6-8 Glendenning Street St Albans VIC 3021

 2  1  1

Sold Price

\$400,000

Sold Date

24-Nov-20

Distance

2.03km



1/35 Elizabeth Street St Albans VIC 3021

 2  1  1

Sold Price

\$410,000

Sold Date

01-Dec-20

Distance

2.29km

RS = Recent sale

UN = Undisclosed Sale

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