

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

2/19 Wahgunyah Drive 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

\$545,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

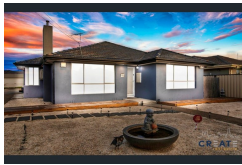
Date of sale

1/14 Bernbanks Avenue St Albans VIC 3021	\$581,000	27-Apr-21
1/18 Manfred Avenue St Albans VIC 3021	\$541,000	20-Oct-20
1/37 Millawa Avenue St Albans VIC 3021	\$575,000	18-Apr-21

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: 12 October 2021



1/14 Bernbanks Avenue St Albans VIC 3021

Sold Price

\$581,000

Sold Date

27-Apr-21

 3

 2

 2

Distance

0.84km



1/18 Manfred Avenue St Albans VIC 3021

Sold Price

\$541,000

Sold Date

20-Oct-20

 3

 1

 1

Distance

0.91km



1/37 Millawa Avenue St Albans VIC 3021

Sold Price

\$575,000

Sold Date

18-Apr-21

 3

 2

 3

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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