

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

55A Theodore 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 2019

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

19 Elissa Way St Albans VIC 3021	\$685,000	17-Jan-19
29 Helen Street St Albans VIC 3021	\$705,000	18-Sep-19
95 Walmer Avenue St Albans VIC 3021	\$675,000	08-Oct-19

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 October 2019



19 Elissa Way St Albans VIC 3021

Sold Price

\$685,000

Sold Date

17-Jan-19

 4  2  2

Distance

0.52km



29 Helen Street St Albans VIC 3021

Sold Price

^{RS} **\$705,000**

Sold Date

18-Sep-19

 3  1  1

Distance

0.67km



95 Walmer Avenue St Albans VIC 3021

Sold Price

^{RS} **\$675,000**

Sold Date

08-Oct-19

 3  1  1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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