

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

3/14-16 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 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

1/44 NORMAN STREET ST ALBANS VIC 3021	\$530,000	23-Aug-24
2/36 IVANHOE AVENUE ST ALBANS VIC 3021	\$525,000	11-Nov-24
2/18 HONEY GROVE ST ALBANS VIC 3021	\$530,000	26-Nov-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: 29 November 2024

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1/44 NORMAN STREET ST ALBANS VIC 3021 Sold Price **\$530,000** Sold Date **23-Aug-24**

 3  1  1

Distance **0.47km**



2/36 IVANHOE AVENUE ST ALBANS VIC 3021 Sold Price ^{RS} **\$525,000** Sold Date **11-Nov-24**

 3  1  1

Distance **1.11km**



2/18 HONEY GROVE ST ALBANS VIC 3021 Sold Price ^{RS} **\$530,000** Sold Date **26-Nov-24**

 3  1  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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