

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

6/484-486 Main Road West 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

\$410,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2018

to

31 Oct 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

5/28 Scott Avenue St Albans VIC 3021	\$505,000	06-Aug-19
1/26 Andrea Street St Albans VIC 3021	\$440,000	31-Jul-19
1/1 Crown Court Kings Park VIC 3021	\$411,000	31-Aug-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: 25 November 2019

Bill Damianos
P 0425725227
M 0425725227
E bdamianos@hotmail.com



**5/28 Scott Avenue St Albans VIC
3021**

2 2 1

Sold Price **\$505,000** Sold Date **06-Aug-19**

Distance **1.21km**



**1/26 Andrea Street St Albans VIC
3021**

3 1 1

Sold Price **\$440,000** Sold Date **31-Jul-19**

Distance **1.44km**



**1/1 Crown Court Kings Park VIC
3021**

2 1 1

Sold Price **\$411,000** Sold Date **31-Aug-19**

Distance **1.76km**



**1/305 Main Road East St Albans VIC
3021**

2 1 1

Sold Price **\$470,000** Sold Date **28-May-19**

Distance **2.05km**



**3/38 Conrad Street St Albans VIC
3021**

2 1 1

Sold Price ^{RS} **\$410,000** Sold Date **01-Oct-19**

Distance **2.2km**

RS = Recent sale **UN** = Undisclosed Sale

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