

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

1/52 FOX 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 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

1/45 GEORGE STREET ST ALBANS VIC 3021	\$445,000	06-May-23
2/76 POWER STREET ST ALBANS VIC 3021	\$495,000	23-Nov-23
1/33 ARTHUR STREET ST ALBANS VIC 3021	\$495,000	05-Oct-22

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: 20 February 2024



**1/45 GEORGE STREET ST ALBANS
VIC 3021**

Sold Price

\$445,000

Sold Date **06-May-23**

 2  1  1

Distance **0.11km**



**2/76 POWER STREET ST ALBANS
VIC 3021**

Sold Price

\$495,000

Sold Date **23-Nov-23**

 2  1  -

Distance **0.24km**



**1/33 ARTHUR STREET ST ALBANS
VIC 3021**

Sold Price

Sold Date **05-Oct-22**

 3  1  1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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