

## 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

1/35 BUTLER STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

2/11 GILLESPIE ROAD ST ALBANS VIC 3021	\$550,000	17-Apr-24
3/257 MAIN ROAD WEST ST ALBANS VIC 3021	\$522,000	01-May-24
2/26 CORNHILL STREET ST ALBANS VIC 3021	\$550,000	30-Aug-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: 09 November 2024

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**2/11 GILLESPIE ROAD ST ALBANS  
VIC 3021**

 3  1  1

Sold Price **\$550,000** Sold Date **17-Apr-24**

Distance **0.23km**



**3/257 MAIN ROAD WEST ST  
ALBANS VIC 3021**

 3  1  2

Sold Price **\$522,000** Sold Date **01-May-24**

Distance **0.76km**



**2/26 CORNHILL STREET ST  
ALBANS VIC 3021**

 3  1  -

Sold Price **\$550,000** Sold Date **30-Aug-24**

Distance **1.03km**

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

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