

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

1/460 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 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

3/5 Emily Street St Albans VIC 3021	\$500,000	25-Mar-19
1/9 Emily Street St Albans VIC 3021	\$471,000	06-Jul-19
8/7 Regan Street St Albans VIC 3021	\$485,000	08-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: 16 September 2019

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3/5 Emily Street St Albans VIC 3021 Sold Price **\$500,000** Sold Date **25-Mar-19**

 3  2  1

Distance **0.56km**



1/9 Emily Street St Albans VIC 3021 Sold Price **\$471,000** Sold Date **06-Jul-19**

 3  1  1

Distance **0.58km**



8/7 Regan Street St Albans VIC 3021 Sold Price ^{RS} **\$485,000** Sold Date **08-Aug-19**

 3  2  2

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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