

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

5 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,250

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2019

to

30 Jun 2020

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

19 Lois Street St Albans VIC 3021	\$580,000	26-Feb-20
23 Grace Street St Albans VIC 3021	\$590,000	16-May-20
43 Walmer Avenue St Albans VIC 3021	\$610,000	11-Apr-20

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: 15 July 2020


19 Lois Street St Albans VIC 3021

Sold Price

\$580,000

Sold Date

26-Feb-20


3



1



1

Distance

0.25km

23 Grace Street St Albans VIC 3021

Sold Price

\$590,000

Sold Date

16-May-20


3



1



2

Distance

0.35km

43 Walmer Avenue St Albans VIC 3021

Sold Price

\$610,000

Sold Date

11-Apr-20


3



1



6

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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