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	Prope	erty type	Unit		Suburb	St Albans	
Period-from	01 Jul 2019	to	30 Jun 2020		020 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

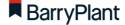
OR

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.

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	19 Lois Street St Albans VIC 3021			Sold Price	\$580,000	Sold Date	26-Feb-20
	昌 3) 1	⇔ 1			Distance	0.25km
	23 Grac	e Street	St Albans VIC 3021	Sold Price	\$590,000	Sold Date	16-May-20
	▤ 3	🎘 1	⇔ ²			Distance	0.35km
Our properties are available for privace of the second sec	43 Walr 3021	ner Ave	nue St Albans VIC	Sold Price	\$610,000	Sold Date	11-Apr-20
		1	⇔ 6			Distance	0.79km

RS = Recent sale UN = Undisclosed Sale

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