

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

72 LESTER AVENUE 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

\$750,000

&

\$800,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

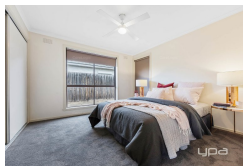
Date of sale

60 MILLAWA AVENUE ST ALBANS VIC 3021	\$800,000	31-Jul-21
60 BIGGS STREET ST ALBANS VIC 3021	\$760,000	31-Jul-21
61 WALMER AVENUE ST ALBANS VIC 3021	\$760,000	09-Mar-21

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: 11 February 2022



60 MILLAWA AVENUE ST ALBANS VIC 3021

3 1 2

Sold Price

\$800,000

Sold Date

31-Jul-21

Distance

0.33km



60 BIGGS STREET ST ALBANS VIC 3021

3 1 2

Sold Price

\$760,000

Sold Date

31-Jul-21

Distance

0.48km



61 WALMER AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price

Sold Date

09-Mar-21

Distance

0.52km



25 OBERON AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price

\$750,000

Sold Date

13-Jun-21

Distance

0.52km



90 VIEW STREET ST ALBANS VIC 3021

3 1 2

Sold Price

^{RS} **\$796,000**

Sold Date

22-Dec-21

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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