

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

4/82-84 Fox 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/108-110 Conrad Street St Albans VIC 3021	\$365,000	11-Sep-21
1/41-43 James Street St Albans VIC 3021	\$375,000	18-Oct-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: 08 February 2022



2/108-110 Conrad Street St Albans VIC 3021

Sold Price

\$365,000

Sold Date

11-Sep-21



2



1



1

Distance

0.33km



1/41-43 James Street St Albans VIC 3021

Sold Price

\$375,000

Sold Date

18-Oct-21



2



1



1

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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