

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

32A Victoria Cres, St Albans, Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$680,000

Median sale price

Median price

\$500,000

Property type

Unit

Suburb

St Albans


Period - From

01/12/2023

to

30/11/2024

Source

 PropTrack

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 six 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
2/24 Elizabeth Street, St Albans, VIC 3021	\$647,000	30/11/2024
4 Finn Street, St Albans, VIC 3021	\$670,000	25/11/2024
27 Washington Street, St Albans, VIC 3021	\$705,000	25/11/2024

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 six months.

This Statement of Information was prepared on: 09/12/2024