

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

3/34 CLEVELAND 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/5 EMILY STREET ST ALBANS VIC 3021	\$505,000	24-Oct-23
3/27 RUTH STREET ST ALBANS VIC 3021	\$490,000	17-Nov-23

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 January 2024



1/5 EMILY STREET ST ALBANS VIC 3021 Sold Price **\$505,000** Sold Date **24-Oct-23**

 2  1  1

Distance **0.37km**



3/27 RUTH STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$490,000** Sold Date **17-Nov-23**

 2  2  1

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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