

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

25 Leslie 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

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 2021

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

87 Power Street St Albans VIC 3021	\$850,000	07-Apr-21
7 Marsden Crescent St Albans VIC 3021	\$845,000	19-Mar-21
17 Walter Street St Albans VIC 3021	\$788,000	13-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: 19 May 2021



87 Power Street St Albans VIC 3021 Sold Price **\$850,000** Sold Date **07-Apr-21**

3 1 2

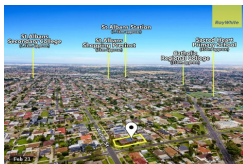
Distance **0.73km**



7 Marsden Crescent St Albans VIC 3021 Sold Price **\$845,000** Sold Date **19-Mar-21**

3 1 1

Distance **1.53km**



17 Walter Street St Albans VIC 3021 Sold Price ^{RS} **\$788,000** Sold Date **13-Mar-21**

6 2 2

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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