

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

LOT 1/64 Conrad 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/68C Henry Street St Albans VIC 3021	\$600,000	01-Jun-20
27A Charles Street St Albans VIC 3021	\$584,500	20-Oct-20
1/80 Oberon Avenue St Albans VIC 3021	\$600,000	26-May-20

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: 01 November 2020



1/68C Henry Street St Albans VIC 3021

Sold Price

\$600,000

Sold Date

01-Jun-20

 3  2  2

Distance

0.39km



27A Charles Street St Albans VIC 3021

Sold Price

^{RS} **\$584,500**

Sold Date

20-Oct-20

 3  2  1

Distance

0.56km



1/80 Oberon Avenue St Albans VIC 3021

Sold Price

\$600,000

Sold Date

26-May-20

 4  3  1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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