

## 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

42 Shirley Street St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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

45 Butler Street St Albans VIC 3021	\$626,000	02-Mar-21
6 Stevens Road St Albans VIC 3021	\$610,000	27-May-21
19 Camdale Parade St Albans VIC 3021	\$608,000	31-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: 29 September 2021



**45 Butler Street St Albans VIC 3021** Sold Price **\$626,000** Sold Date **02-Mar-21**

 3  1  2

Distance **0.25km**



**6 Stevens Road St Albans VIC 3021** Sold Price **\$610,000** Sold Date **27-May-21**

 3  1  1

Distance **0.36km**



**\*IMPORTANT MESSAGE\***

Please be sure to REGISTER your details to ensure you are kept up to date with any changes or cancellations for inspections times.

Simply click on the "Book Inspection" button to arrange a suitable viewing time, or use the "Email Agent" facility to receive registration LINK.

**19 Camdale Parade St Albans VIC 3021** Sold Price **\$608,000** Sold Date **31-Mar-21**

 3  1  1

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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