

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

4 Southwold 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2019

to

29 Feb 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 Orford Road St Albans VIC 3021	\$650,000	22-Oct-19
18 Southwold Street St Albans VIC 3021	\$600,000	19-Nov-19
12 Beaver Street St Albans VIC 3021	\$640,000	09-Dec-19

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.~~

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1 Orford Road St Albans VIC 3021 Sold Price **\$650,000** Sold Date **22-Oct-19**

3 1 2

Distance **0.04km**



18 Southwold Street St Albans VIC 3021 Sold Price **\$600,000** Sold Date **19-Nov-19**

3 1 1

Distance **0.14km**



12 Beaver Street St Albans VIC 3021 Sold Price **\$640,000** Sold Date **09-Dec-19**

3 2 3

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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