

## 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

6 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

16 COBHAM STREET ST ALBANS VIC 3021	\$593,000	04-Nov-24
55 JAMIESON STREET ST ALBANS VIC 3021	\$630,000	12-Dec-24

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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**16 COBHAM STREET ST ALBANS  
VIC 3021**

Sold Price

**\$593,000**

Sold Date **04-Nov-24**

 2  1  1

Distance **0.2km**



**55 JAMIESON STREET ST ALBANS  
VIC 3021**

Sold Price

**\$630,000**

Sold Date **12-Dec-24**

 3  1  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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