

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

2/11 Beaver 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

2/133 Moonstone Circuit St Albans VIC 3021	\$510,000	18-Aug-21
1/9 Gunyah Mews St Albans VIC 3021	\$499,000	31-Jul-21
1/153 Fox Street St Albans VIC 3021	\$508,000	24-Apr-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: 20 October 2021



2/133 Moonstone Circuit St Albans VIC 3021

Sold Price

^{RS}

\$510,000

Sold Date

18-Aug-21



3



1



1

Distance

1.65km



1/9 Gunyah Mews St Albans VIC 3021

Sold Price

\$499,000

Sold Date

31-Jul-21



3



1



1

Distance

1.72km



1/153 Fox Street St Albans VIC 3021

Sold Price

\$508,000

Sold Date

24-Apr-21



3



1



1

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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