

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

1/50 DOUGLAS AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/255 MAIN ROAD WEST ST ALBANS VIC 3021	\$523,000	30-Nov-22
2/43 ELIZABETH STREET ST ALBANS VIC 3021	\$500,000	31-Jan-23
1/35 BUTLER STREET ST ALBANS VIC 3021	\$515,000	16-Nov-22

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: 23 March 2023



**1/255 MAIN ROAD WEST ST
ALBANS VIC 3021**

 3  1  2

Sold Price **\$523,000** Sold Date **30-Nov-22**

Distance **0.44km**



**2/43 ELIZABETH STREET ST
ALBANS VIC 3021**

 3  1  1

Sold Price **\$500,000** Sold Date **31-Jan-23**

Distance **0.86km**



**1/35 BUTLER STREET ST ALBANS
VIC 3021**

 3  1  1

Sold Price **\$515,000** Sold Date **16-Nov-22**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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