

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

3/70 George 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

31/7 Regan Street St Albans VIC 3021	\$430,000	09-Oct-21
2/108-110 Conrad Street St Albans VIC 3021	\$365,000	11-Sep-21
3/119 Fox Street St Albans VIC 3021	\$450,000	01-Dec-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: 17 January 2022



31/7 Regan Street St Albans VIC 3021

Sold Price

\$430,000

Sold Date

09-Oct-21

 2

 1

 1

Distance

0.86km



2/108-110 Conrad Street St Albans VIC 3021

Sold Price

\$365,000

Sold Date

11-Sep-21

 2

 1

 1

Distance

0.53km



3/119 Fox Street St Albans VIC 3021

Sold Price

^{RS} **\$450,000**

Sold Date

01-Dec-21

 2

 1

 1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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