

## 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

12 Burns Avenue 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2019

to

30 Jun 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

3/141 William Street St Albans VIC 3021	\$525,000	11-May-20
2/41 George Street St Albans VIC 3021	\$520,000	23-Mar-20
2/68C Henry Street St Albans VIC 3021	\$560,000	26-Feb-20

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 July 2020



**3/141 William Street St Albans VIC 3021**

Sold Price

**\$525,000**

Sold Date

**11-May-20**

 3  2  2

Distance

**1.13km**



**2/41 George Street St Albans VIC 3021**

Sold Price

**\$520,000**

Sold Date

**23-Mar-20**

 4  2  2

Distance

**1.5km**



**2/68C Henry Street St Albans VIC 3021**

Sold Price

**\$560,000**

Sold Date

**26-Feb-20**

 3  1  -

Distance

**1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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