

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

3/53 Shirley 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2020

to

31 May 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

| | | |
|--|-----------|-----------|
| 8/1-3 James Street St Albans VIC 3021 | \$380,000 | 13-Apr-21 |
| 1/24 Conrad Street St Albans VIC 3021 | \$345,000 | 12-Jan-21 |
| 3/4-8 Merton Street St Albans VIC 3021 | \$260,000 | 23-Nov-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 June 2021



8/1-3 James Street St Albans VIC 3021

 2  1  1

Sold Price

\$380,000

Sold Date

13-Apr-21

Distance

0.46km



1/24 Conrad Street St Albans VIC 3021

 2  1  1

Sold Price

\$345,000

Sold Date

12-Jan-21

Distance

1.72km



3/4-8 Merton Street St Albans VIC 3021

 2  1  1

Sold Price

\$260,000

Sold Date

23-Nov-20

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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