

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

2/70 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2019

to

29 Feb 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

3/52 Oberon Avenue St Albans VIC 3021	\$450,000	12-Nov-19
3/106 William Street St Albans VIC 3021	\$440,000	13-Jan-20
1/74 Avondale Avenue St Albans VIC 3021	\$444,000	01-Nov-19

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: 24 March 2020



3/52 Oberon Avenue St Albans VIC 3021

Sold Price

\$450,000

Sold Date

12-Nov-19

 2

 1

 1

Distance

1.24km



3/106 William Street St Albans VIC 3021

Sold Price

\$440,000

Sold Date

13-Jan-20

 3

 2

 1

Distance

1.32km



1/74 Avondale Avenue St Albans VIC 3021

Sold Price

\$444,000

Sold Date

01-Nov-19

 2

 1

 1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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