

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

1/13 James 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

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

2/11 Washington Street St Albans VIC 3021	\$605,000	25-Feb-21
1/95 Fox Street St Albans VIC 3021	\$604,000	20-Jan-21
4A Reaburn Avenue St Albans VIC 3021	\$590,000	17-Mar-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: 12 June 2021

Alan Cuong Au
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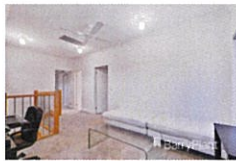


2/11 Washington Street St Albans
VIC 3021

3 2 1

Sold Price \$605,000 Sold Date 25-Feb-21

Distance 0.78km



1/95 Fox Street St Albans VIC 3021

3 2 1

Sold Price \$604,000 Sold Date 20-Jan-21

Distance 1.43km



4A Reaburn Avenue St Albans VIC
3021

3 2 2

Sold Price \$590,000 Sold Date 17-Mar-21

Distance 2.33km

RS = Recent sale

UN = Undisclosed Sale

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Single Price

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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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
3/7 Washington Street St Albans VIC 3021	\$510,000	27-Jan-21
4/4 Graceburn Grove St Albans VIC 3021	\$500,000	10-Jun-21
2/6 Grace Street St Albans VIC 3021	\$495,000	11-Jan-21

OR

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3/7 Washington Street St Albans
VIC 3021

2 1 -

Sold Price **\$510,000** Sold Date **27-Jan-21**

Distance **0.82km**



4/4 Graceburn Grove St Albans VIC
3021

2 2 1

Sold Price ^{RS} **\$500,000** Sold Date **10-Jun-21**

Distance **1.39km**



2/6 Grace Street St Albans VIC
3021

2 1 2

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **11-Jan-21**

Distance **1.96km**

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Single Price

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or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

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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

2/32 Kodre Street St Albans VIC 3021	\$460,000	23-Feb-21
3/154 Alfrieda Street St Albans VIC 3021	\$460,000	04-Mar-21
1/11 Conrad Street St Albans VIC 3021	\$470,000	07-Jan-21

OR

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2/32 Kodre Street St Albans VIC
3021

Sold Price **\$460,000** Sold Date **23-Feb-21**

2 1 1

Distance **0.39km**



3/154 Alfrieda Street St Albans VIC
3021

Sold Price Sold Date **04-Mar-21**

2 1 1

Distance **1.15km**



1/11 Conrad Street St Albans VIC
3021

Sold Price **\$470,000** Sold Date **07-Jan-21**

2 1 1

Distance **1.67km**

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Property offered for sale

Address
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4/13 James Street St Albans VIC 3021

Indicative selling price

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Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

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St Albans

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3/154 Alfrieda Street St Albans VIC 3021	\$460,000	04-Mar-21
1/11 Conrad Street St Albans VIC 3021	\$470,000	07-Jan-21

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2/32 Kodre Street St Albans VIC
3021

2 1 1

Sold Price \$460,000 Sold Date 23-Feb-21

Distance 0.39km



3/154 Alfrieda Street St Albans VIC
3021

2 1 1

Sold Price Sold Date 04-Mar-21

Distance 1.15km



1/11 Conrad Street St Albans VIC
3021

2 1 1

Sold Price \$470,000 Sold Date 07-Jan-21

Distance 1.67km

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