

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

1/9 Fox 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

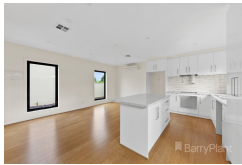
Date of sale

2/141 William Street St Albans VIC 3021	\$600,000	05-Jul-21
16 Gertrude Street St Albans VIC 3021	\$610,000	25-Apr-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: 11 October 2021



2/141 William Street St Albans VIC 3021

Sold Price

\$600,000

Sold Date

05-Jul-21

 3

 1

 2

Distance

0.82km



16 Gertrude Street St Albans VIC 3021

Sold Price

^{RS} **\$610,000**

Sold Date

25-Apr-21

 3

 2

 2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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