

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

2/32 THOMAS 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/1-3 MARGRAVE STREET ST ALBANS VIC 3021	\$369,999	05-Jan-23
2/69 SHIRLEY STREET ST ALBANS VIC 3021	\$375,000	08-Jun-23
7/37A WEST ESPLANADE ST ALBANS VIC 3021	\$360,000	08-Mar-23

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: 28 August 2023



1/1-3 MARGRAVE STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$369,999

Sold Date **05-Jan-23**

Distance **0.28km**



2/69 SHIRLEY STREET ST ALBANS VIC 3021

2 1 1

Sold Price

\$375,000

Sold Date **08-Jun-23**

Distance **0.34km**



7/37A WEST ESPLANADE ST ALBANS VIC 3021

2 1 1

Sold Price

\$360,000

Sold Date **08-Mar-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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