

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 WASHINGTON 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/112 GEORGE STREET ST ALBANS VIC 3021	\$700,000	01-Oct-24
1/39 DISRAELI STREET ST ALBANS VIC 3021	\$690,000	30-Aug-24
1/47 BIGGS STREET ST ALBANS VIC 3021	\$680,000	11-Jun-24

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: 05 March 2025



1/112 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$700,000** Sold Date **01-Oct-24**

3 2 2

Distance **1.97km**



1/39 DISRAELI STREET ST ALBANS VIC 3021 Sold Price **\$690,000** Sold Date **30-Aug-24**

3 2 2

Distance **0.5km**



1/47 BIGGS STREET ST ALBANS VIC 3021 Sold Price **\$680,000** Sold Date **11-Jun-24**

3 2 1

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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