

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

1/20 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/8 DAMTE PLACE ST ALBANS VIC 3021

\$540,000

18-Jun-24

2/28 SCOTT AVENUE ST ALBANS VIC 3021

\$550,000

20-Feb-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: 12 July 2024



2/8 DAMTE PLACE ST ALBANS VIC 3021

Sold Price

^{RS} **\$540,000**

Sold Date

18-Jun-24

 2

 1

 1

Distance

0.93km



2/28 SCOTT AVENUE ST ALBANS VIC 3021

Sold Price

\$550,000

Sold Date

20-Feb-24

 2

 2

 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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