

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

4/37 ELIZABETH 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2023

to

31 Aug 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

3/17 ADELAIDE STREET ST ALBANS VIC 3021	\$585,000	19-Oct-23
1/26 WASHINGTON STREET ST ALBANS VIC 3021	\$580,000	13-Sep-23
3/27 RUTH STREET ST ALBANS VIC 3021	\$607,250	19-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: 18 September 2024



3/17 ADELAIDE STREET ST ALBANS VIC 3021

3 2 1

Sold Price **\$585,000** Sold Date **19-Oct-23**

Distance **0.25km**



1/26 WASHINGTON STREET ST ALBANS VIC 3021

3 1 1

Sold Price **\$580,000** Sold Date **13-Sep-23**

Distance **0.34km**



3/27 RUTH STREET ST ALBANS VIC 3021

3 2 1

Sold Price **\$607,250** Sold Date **19-Feb-24**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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