

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

1/14-16 John 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

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 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

2/6 McRae Avenue St Albans VIC 3021	\$380,000	27-Jul-21
3/6 McRae Avenue St Albans VIC 3021	\$380,000	10-May-21
1/41-43 James Street St Albans VIC 3021	\$375,000	22-Oct-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: 28 November 2021



2/6 McRae Avenue St Albans VIC 3021

Sold Price

\$380,000

Sold Date

27-Jul-21

2

1

1

Distance

0.2km



3/6 McRae Avenue St Albans VIC 3021

Sold Price

Sold Date

10-May-21

2

1

1

Distance

0.21km



1/41-43 James Street St Albans VIC 3021

Sold Price

^{RS} **\$375,000**

Sold Date

22-Oct-21

2

1

1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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