

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

1/257 Main Road West 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

\$470,000

&

\$510,000

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

1/35 Butler Street St Albans VIC 3021	\$495,000	30-Jun-21
2/62 Jamieson Street St Albans VIC 3021	\$445,000	01-Nov-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: 18 November 2021



1/35 Butler Street St Albans VIC 3021

Sold Price **\$495,000** Sold Date **30-Jun-21**

 3  1  1

Distance **0.75km**



2/62 Jamieson Street St Albans VIC 3021

Sold Price ^{RS} **\$445,000** Sold Date **01-Nov-21**

 3  1  1

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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