

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

1/227 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 \$480,000 & \$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$453,000 Property type Unit Suburb St Albans
Period from 01 Oct 2019 to 30 Sep 2020 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/42 James Street St Albans VIC 3021	\$480,000	04-May-20
1/29 Pennell Avenue St Albans VIC 3021	\$490,000	29-Jul-20

OR

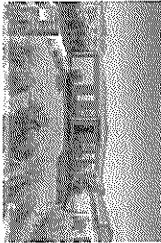
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 October 2020

BRANKO KUBUROVSKI

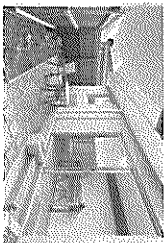
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1/42 James Street St Albans VIC Sold Price \$480,000 Sold Date 04-May-20

3021 3 2 1 Distance 0.47km



1/29 Pennell Avenue St Albans VIC Sold Price \$490,000 Sold Date 29-Jul-20

3021 3 1 2 Distance 0.63km

RS = Recent sale UN = Undisclosed Sale

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