

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

1/402 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2024

to

31 Dec 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

3/68C HENRY STREET ST ALBANS VIC 3021	\$610,000	25-Nov-24
2/26 WASHINGTON STREET ST ALBANS VIC 3021	\$598,000	10-Aug-24
2/20 THOMAS STREET ST ALBANS VIC 3021	\$616,000	18-Sep-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: 22 January 2025

**3/68C HENRY STREET ST ALBANS
VIC 3021**

3 3 1

Sold Price

RS

\$610,000

Sold Date

25-Nov-24

Distance

1.16km**2/26 WASHINGTON STREET ST
ALBANS VIC 3021**

3 2 1

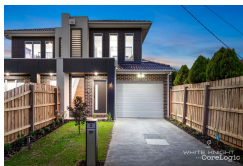
Sold Price

\$598,000

Sold Date

10-Aug-24

Distance

0.4km**2/20 THOMAS STREET ST ALBANS
VIC 3021**

3 2 1

Sold Price

\$616,000

Sold Date

18-Sep-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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