

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

1/76 MAIN ROAD EAST 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/25 HARCOURT AVENUE ST ALBANS VIC 3021	\$530,000	10-Jan-23
27 BRANSTON ROAD ST ALBANS VIC 3021	\$530,000	05-Sep-22
28A GRANTHAM PARADE ST ALBANS VIC 3021	\$500,000	18-Mar-22

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: 29 August 2023



2/25 HARCOURT AVENUE ST ALBANS VIC 3021

3 - -

Sold Price

\$530,000

Sold Date

10-Jan-23

Distance

0.36km



27 BRANSTON ROAD ST ALBANS VIC 3021

3 1 2

Sold Price

Sold Date

05-Sep-22

Distance

0.38km



28A GRANTHAM PARADE ST ALBANS VIC 3021

3 3 2

Sold Price

\$500,000

Sold Date

18-Mar-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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