

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

1/52 OBERON AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2021

to

30 Apr 2022

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

1/76 WALMER AVENUE ST ALBANS VIC 3021	\$633,000	29-Nov-21
23A VIEW STREET ST ALBANS VIC 3021	\$645,000	23-Nov-21
6 MONTGOMERY COURT ST ALBANS VIC 3021	\$600,000	28-Apr-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: 12 May 2022



**1/76 WALMER AVENUE ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$633,000** Sold Date **29-Nov-21**

Distance **0.29km**



**23A VIEW STREET ST ALBANS VIC
3021**

 3  2  1

Sold Price **\$645,000** Sold Date **23-Nov-21**

Distance **0.42km**



**6 MONTGOMERY COURT ST
ALBANS VIC 3021**

 3  2  1

Sold Price ^{RS} **\$600,000** Sold Date **28-Apr-22**

Distance **1.17km**

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

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