

## 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

2/40 DOUGLAS AVENUE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

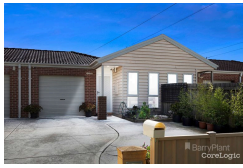
Date of sale

2/33-35 GARFIELD STREET ST ALBANS VIC 3021	\$600,000	30-Sep-24
1/49 RUTH STREET ST ALBANS VIC 3021	\$598,888	12-Dec-24
4/37 ELIZABETH STREET ST ALBANS VIC 3021	\$593,000	11-Nov-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: 17 February 2025

**2/33-35 GARFIELD STREET ST  
ALBANS VIC 3021**

3 2 1

Sold Price **\$600,000** Sold Date **30-Sep-24**Distance **0.56km****1/49 RUTH STREET ST ALBANS VIC  
3021**

3 2 -

Sold Price <sup>RS</sup> **\$598,888** <sup>UN</sup> Sold Date **12-Dec-24**Distance **0.59km****4/37 ELIZABETH STREET ST  
ALBANS VIC 3021**

3 2 2

Sold Price **\$593,000** Sold Date **11-Nov-24**Distance **0.84km****RS** = Recent sale      **UN** = Undisclosed Sale

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