

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

5/102-104 FOX STREET 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 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

2/110 WILLIAM STREET ST ALBANS VIC 3021

\$435,000

06-Feb-25

22/7 REGAN STREET ST ALBANS VIC 3021

\$440,000

08-Jan-25

3/99 CONRAD STREET ST ALBANS VIC 3021

\$442,000

28-Jan-25

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: 14 April 2025



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2/110 WILLIAM STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$435,000** Sold Date **06-Feb-25**

2 1 -

Distance **1.66km**



22/7 REGAN STREET ST ALBANS VIC 3021 Sold Price **\$440,000** Sold Date **08-Jan-25**

2 1 1

Distance **0.42km**



3/99 CONRAD STREET ST ALBANS VIC 3021 Sold Price **\$442,000** Sold Date **28-Jan-25**

2 1 1

Distance **0.33km**

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

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