

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

2/33 Adelaide 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

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/36 Adelaide Street St Albans VIC 3021	\$410,000	15-Jun-21
3/38 Conrad Street St Albans VIC 3021	\$445,000	30-May-21

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: 19 October 2021



4/36 Adelaide Street St Albans VIC 3021 Sold Price **\$410,000** Sold Date **15-Jun-21**

 2  1  1

Distance **0.09km**



3/38 Conrad Street St Albans VIC 3021 Sold Price **\$445,000** Sold Date **30-May-21**

 2  1  3

Distance **1.54km**

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

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