

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

3/38-40 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2022

to

30 Nov 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

1/53 ERRINGTON ROAD ST ALBANS VIC 3021	\$500,000	12-Aug-23
2/14 GEORGE STREET ST ALBANS VIC 3021	\$510,000	15-Sep-23
2/6-8 GLENDENNING STREET ST ALBANS VIC 3021	\$502,500	22-Aug-23

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: 07 December 2023



1/53 ERRINGTON ROAD ST ALBANS VIC 3021

3 1 1

Sold Price **\$500,000** Sold Date **12-Aug-23**

Distance **0.9km**



2/14 GEORGE STREET, ST ALBANS VIC 3021

2/14 GEORGE STREET ST ALBANS VIC 3021

2 1 1

Sold Price **\$510,000** Sold Date **15-Sep-23**

Distance **1.13km**



2/6-8 GLENDENNING STREET ST ALBANS VIC 3021

3 1 1

Sold Price **\$502,500** Sold Date **22-Aug-23**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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