

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

2/8 SHIRLEY 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/5-9 GRANT STREET ST ALBANS VIC 3021	\$480,000	08-Aug-24
1/52 FOX STREET ST ALBANS VIC 3021	\$470,000	04-Mar-24
2/32 KODRE STREET ST ALBANS VIC 3021	\$462,000	29-May-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: 11 August 2024

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**6/5-9 GRANT STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$480,000** Sold Date **08-Aug-24**

 2  1  1

Distance **1.24km**



**1/52 FOX STREET ST ALBANS VIC
3021**

Sold Price

\$470,000 Sold Date **04-Mar-24**

 2  1  1

Distance **1.22km**



**2/32 KODRE STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$462,000** Sold Date **29-May-24**

 2  1  1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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