

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

2/31 LESLIE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/8 SHIRLEY STREET ST ALBANS VIC 3021	\$470,000	15-Mar-22
2/39 GLENDENNING STREET ST ALBANS VIC 3021	\$495,000	08-Oct-21
2/52 OBERON AVENUE ST ALBANS VIC 3021	\$503,000	10-Nov-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: 29 March 2022



3/8 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$470,000**

Sold Date

15-Mar-22

 2  1  1

Distance

1.52km



2/39 GLENDENNING STREET ST ALBANS VIC 3021

Sold Price

\$495,000

Sold Date

08-Oct-21

 2  1  1

Distance

-



2/52 OBERON AVENUE ST ALBANS VIC 3021

Sold Price

\$503,000

Sold Date

10-Nov-21

 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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