

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

2/16 COWPER 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 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

2/25 HARCOURT AVENUE ST ALBANS VIC 3021	\$530,000	10-Jan-23
2/25 MANFRED AVENUE ST ALBANS VIC 3021	\$533,000	15-Jul-22
27 BRANSTON ROAD ST ALBANS VIC 3021	\$530,000	05-Sep-22

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: 15 January 2024



2/25 HARCOURT AVENUE ST ALBANS VIC 3021

3 3 -

Sold Price **\$530,000** Sold Date **10-Jan-23**

Distance **0.12km**



2/25 MANFRED AVENUE ST ALBANS VIC 3021

2 1 1

Sold Price **\$533,000** Sold Date **15-Jul-22**

Distance **0.31km**



27 BRANSTON ROAD ST ALBANS VIC 3021

3 1 2

Sold Price **\$530,000** Sold Date **05-Sep-22**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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