

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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 2025

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

5/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$450,000	01-May-24
2/12 HOOK STREET ST ALBANS VIC 3021	\$450,000	06-Oct-24
1/1-3 RUTH STREET ST ALBANS VIC 3021	\$440,000	14-Nov-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: 14 March 2025

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5/20-22 ADELAIDE STREET ST ALBANS VIC 3021

 2  1  -

Sold Price

\$450,000

Sold Date **01-May-24**

Distance

0.13km



2/12 HOOK STREET ST ALBANS VIC 3021

 2  1  -

Sold Price

Sold Date **06-Oct-24**

Distance

0.38km



1/1-3 RUTH STREET ST ALBANS VIC 3021

 2  1  1

Sold Price

\$440,000

Sold Date **14-Nov-24**

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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