

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

2/46 ERICA 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2024

to

31 May 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

2/80 OBERON AVENUE ST ALBANS VIC 3021	\$600,000	23-Apr-25
2/69 LESTER AVENUE ST ALBANS VIC 3021	\$630,000	18-Jan-25
129B POWER STREET ST ALBANS VIC 3021	\$625,000	06-Jan-25

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: 04 June 2025

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**2/80 OBERON AVENUE ST
ALBANS VIC 3021**

 3  1  2

Sold Price

\$600,000

Sold Date

23-Apr-25

Distance

0.44km



**2/69 LESTER AVENUE ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$630,000

Sold Date

18-Jan-25

Distance

0.57km



**129B POWER STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$625,000

Sold Date

06-Jan-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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