

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

2/51 Avondale 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/44 Norman Street St Albans VIC 3021	\$455,000	26-Feb-21
3/15 Henry Street St Albans VIC 3021	\$460,000	22-Jan-21
1/11 Conrad Street St Albans VIC 3021	\$470,000	07-Jan-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: 07 April 2021



2/44 Norman Street St Albans VIC 3021

 2  1  1

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **26-Feb-21**

Distance **0.76km**



3/15 Henry Street St Albans VIC 3021

 2  1  1

Sold Price ^{RS} **\$460,000** Sold Date **22-Jan-21**

Distance **0.88km**



1/11 Conrad Street St Albans VIC 3021

 2  1  1

Sold Price **\$470,000** Sold Date **07-Jan-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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