

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

2/77 POWER 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 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

3/64 LEONARD AVENUE ST ALBANS VIC 3021	\$470,000	11-Dec-24
3/10 ALBERT CRESCENT ST ALBANS VIC 3021	\$467,000	07-Mar-25
5/102-104 FOX STREET ST ALBANS VIC 3021	\$461,500	30-Apr-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: 12 May 2025

Kevin Tung Ho
M 0434373189
E kevin.ho@barryplant.com.au



**3/64 LEONARD AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$470,000** Sold Date **11-Dec-24**

Distance **1.34km**



**3/10 ALBERT CRESCENT ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$467,000** Sold Date **07-Mar-25**

Distance **1.5km**



**5/102-104 FOX STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price ^{RS} **\$461,500** Sold Date **30-Apr-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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