

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

2/8 MICHAEL 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

\$420,000

&

\$460,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 3/25 CONRAD STREET ST ALBANS VIC 3021 | \$450,000 | 23-Sep-24 |
| 1/120 BIGGS STREET ST ALBANS VIC 3021 | \$460,000 | 26-Nov-24 |
| 3/99 CONRAD STREET ST ALBANS VIC 3021 | \$442,000 | 12-Feb-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: 15 March 2025



3/25 CONRAD STREET ST ALBANS VIC 3021 Sold Price **\$450,000** Sold Date **23-Sep-24**

 2  1  1

Distance **0.72km**



1/120 BIGGS STREET ST ALBANS VIC 3021 Sold Price **\$460,000** Sold Date **26-Nov-24**

 2  1  1

Distance **0.88km**



3/99 CONRAD STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$442,000** Sold Date **12-Feb-25**

 2  1  1

Distance **1.41km**

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

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