

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

2/9 CONRAD 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 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
2/23 WOODS STREET ST ALBANS VIC 3021	\$477,000	21-Sep-24
2/8 SHIRLEY STREET ST ALBANS VIC 3021	\$490,000	06-Sep-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.~~

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

 2  1  1

Distance **0.13km**



2/23 WOODS STREET ST ALBANS VIC 3021 Sold Price **\$477,000** Sold Date **21-Sep-24**

 2  1  -

Distance **0.22km**



2/8 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price **\$490,000** Sold Date **06-Sep-24**

 2  1  1

Distance **1.49km**

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

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