



STATEMENT OF INFORMATION

Prepared on 10 May 2019

Michael Nincevic
P 93641188
M 0417588327
E michael@westsiderealestate.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/58 Conrad Street St Albans VIC 3021

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$430,000

Median Sale Price

\$422,500 Units in St albans between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



3/107 Fox Street St Albans VIC 3021

2 1 1

Sold Price **\$420,000**

Sold Date **24-Nov-18**

Distance **0.07km**



3/58 Henry Street St Albans VIC 3021

2 1 -

Sold Price **\$400,000**

Sold Date **07-Jan-19**

Distance **0.23km**



2/2 Peter Court St Albans VIC 3021 Sold Price ^{RS} **\$422,000**

2 1 1

Sold Date **11-Apr-19**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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