Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

							000170	" " " or the Lotate rigente riot " you		
Property offe	ered fo	r sale								
Address Including suburb and postcode		39 Rhode	9 Rhodes Street, St Albans, VIC 3021							
Indicative se	lling p	rice								
For the meaning	g of this	price see	consur	mer.vic.gov.au/ur	nderquo	oting				
Price Range	\$990,000			&	\$1,089,000					
Median sale	price									
Median price	\$662,000		Property Type	House		Suburb	St Albans (3021)			
Period - From	01/0	6/2024	to	31/05/2025 S	Source	REA				
	(b) of locali prope	the Estate ty in whicl rties sold	e Agent h the pr during	s Act 1980. The r operty offered for	nedian sale is ed by t	selling price located has he section. E	e for a reside s been calcu Because of t	s provided to comply with section 47AF (2) ential property sold in the same suburb or lated on the sale prices of 349 residential the small number of sales, the median selling d accordingly.		
0										

Comparable property sales

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 six months.

This Statement of Information was prepared on	21/06/2025
---	------------

