

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

6/20-22 ADELAIDE 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

\$425,000

&

\$440,000

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

22/7 REGAN STREET ST ALBANS VIC 3021	\$440,000	08-Jan-25
2/110 WILLIAM STREET ST ALBANS VIC 3021	\$435,000	06-Feb-25
1/1-3 RUTH STREET ST ALBANS VIC 3021	\$440,000	14-Nov-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.~~

This Statement of Information was prepared on: 13 March 2025

**22/7 REGAN STREET ST ALBANS
VIC 3021**

Sold Price

\$440,000

Sold Date

08-Jan-25 2 1 1

Distance

1.25km**2/110 WILLIAM STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$435,000**

Sold Date

06-Feb-25 2 1 -

Distance

1.94km**1/1-3 RUTH STREET ST ALBANS VIC
3021**

Sold Price

\$440,000

Sold Date

14-Nov-24 2 1 1

Distance

0.35km**RS** = Recent sale**UN** = Undisclosed Sale

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