

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

1/400 Main Road West 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/31 Adelaide Street St Albans VIC 3021	\$520,000	14-Dec-18
2/142 Biggs Street St Albans VIC 3021	\$550,000	06-Aug-18
1/41 George Street St Albans VIC 3021	\$530,000	14-Jun-18

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: 16 September 2019

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1/31 Adelaide Street St Albans VIC
 3021

3 2 1

Sold Price

\$520,000

Sold Date

14-Dec-18

Distance

0.28km



2/142 Biggs Street St Albans VIC
 3021

3 3 1

Sold Price

\$550,000

Sold Date

06-Aug-18

Distance

1.41km

1/41 George Street St Albans VIC
 3021

3 3 -

Sold Price

\$530,000

Sold Date

14-Jun-18

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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