

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

33/12 PERCY 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2021

to

31 Mar 2022

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

6/12 PERCY STREET ST ALBANS VIC 3021	\$277,000	03-Nov-21
2/8 PERCY STREET ST ALBANS VIC 3021	\$345,000	23-Nov-21
5/9 ALBERT CRESCENT ST ALBANS VIC 3021	\$295,000	22-Dec-21

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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**6/12 PERCY STREET ST ALBANS
VIC 3021**

Sold Price **\$277,000** Sold Date **03-Nov-21**

2 1 1

Distance -



**2/8 PERCY STREET ST ALBANS VIC
3021**

Sold Price **\$345,000** Sold Date **23-Nov-21**

2 1 1

Distance **0.03km**



**5/9 ALBERT CRESCENT ST
ALBANS VIC 3021**

Sold Price **\$295,000** Sold Date **22-Dec-21**

2 1 1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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