

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

1/32 James 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/42 James Street St Albans VIC 3021	\$480,000	04-May-20
2/5 Ruth Street St Albans VIC 3021	\$560,000	27-May-20
1/11 Washington Street St Albans VIC 3021	\$600,000	14-Oct-20

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: 03 March 2021



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1/42 James Street St Albans VIC 3021

Sold Price

\$480,000

Sold Date **04-May-20**

3 2 1

Distance **0.07km**



2/5 Ruth Street St Albans VIC 3021

Sold Price

\$560,000

Sold Date **27-May-20**

3 2 1

Distance **0.42km**



1/11 Washington Street St Albans VIC 3021

Sold Price

\$600,000

Sold Date **14-Oct-20**

3 2 1

Distance **0.81km**



27A Charles Street St Albans VIC 3021

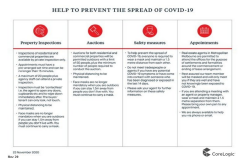
Sold Price

\$584,500

Sold Date **20-Oct-20**

3 2 1

Distance **0.95km**



64 Conrad Street St Albans VIC 3021

Sold Price

\$595,000

Sold Date **15-Dec-20**

3 2 1

Distance **1.26km**



85 Theodore Street St Albans VIC 3021

Sold Price

^{RS} **\$580,000**

Sold Date **24-Jan-21**

3 2 1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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