

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

1/114 George 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 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

3/114 George Street St Albans VIC 3021	\$465,000	24-Aug-21
1/2 Peter Court St Albans VIC 3021	\$455,000	21-Jun-21
31/7 Regan Street St Albans VIC 3021	\$430,000	09-Oct-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.~~

This Statement of Information was prepared on: 02 December 2021



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3/114 George Street St Albans VIC 3021

Sold Price

\$465,000

Sold Date

24-Aug-21

2 1 1

Distance

0.02km



1/2 Peter Court St Albans VIC 3021

Sold Price

\$455,000

Sold Date

21-Jun-21

2 1 1

Distance

0.27km



31/7 Regan Street St Albans VIC 3021

Sold Price

\$430,000

Sold Date

09-Oct-21

2 1 1

Distance

0.41km



2/6 John Street St Albans VIC 3021

Sold Price

^{RS} **\$400,000** ^{UN}

Sold Date

20-Oct-21

2 1 1

Distance

1.17km



4/36 Adelaide Street St Albans VIC 3021

Sold Price

\$410,000

Sold Date

15-Jun-21

2 1 1

Distance

1.2km



3/14A Stevens Road St Albans VIC 3021

Sold Price

\$495,000

Sold Date

23-Sep-21

2 1 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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2/33 Adelaide Street St Albans VIC 3021

Sold Price

^{RS} **\$440,000** ^{UN}

Sold Date

17-Nov-21

2 1 1

Distance

1.28km



2/6 McRae Avenue St Albans VIC 3021

Sold Price

\$380,000

Sold Date

27-Jul-21

2 1 1

Distance

1.33km



3/21 Leslie Street St Albans VIC 3021

Sold Price

\$473,500

Sold Date

26-Jun-21

2 1 1

Distance

1.33km



2/39 Glendenning Street St Albans VIC 3021

Sold Price

\$495,000

Sold Date

08-Oct-21

2 1 1

Distance

1.54km



4/37 Glendenning Street St Albans VIC 3021

Sold Price

\$420,000

Sold Date

07-Jun-21

2 1 1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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