

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

1/141 William 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 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

37 Oakden Crescent St Albans VIC 3021	\$625,000	24-Jun-19
1/32 Victoria Crescent St Albans VIC 3021	\$635,000	20-Sep-19

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: 30 October 2019



37 Oakden Crescent St Albans VIC 3021 Sold Price **\$625,000** Sold Date **24-Jun-19**

 4  2  2

Distance **1.44km**



1/32 Victoria Crescent St Albans VIC 3021 Sold Price **\$635,000** Sold Date **20-Sep-19**

 4  3  2

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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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

2/141 William 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

\$575,000

Property type

Other

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 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

1/39 Station Avenue St Albans VIC 3021	\$595,000	17-Jul-19
1A Michael Avenue St Albans VIC 3021	\$575,000	04-Jul-19
85 Theodore Street St Albans VIC 3021	\$580,000	01-Jul-19

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: 30 October 2019



1/39 Station Avenue St Albans VIC 3021

 3  2  2

Sold Price

\$595,000

Sold Date

17-Jul-19

Distance

0.56km



1A Michael Avenue St Albans VIC 3021

 3  2  1

Sold Price

^{RS} **\$575,000**

Sold Date

04-Jul-19

Distance

0.85km



85 Theodore Street St Albans VIC 3021

 3  2  1

Sold Price

\$580,000

Sold Date

01-Jul-19

Distance

0.9km

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UN = Undisclosed Sale

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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

3/141 William 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

St Albans

Period-from

01 Nov 2018

to

31 Oct 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

2/71 Oberon Avenue St Albans VIC 3021	\$505,000	14-Oct-19
13A Eisner Street St Albans VIC 3021	\$555,000	11-Jul-19
2/2 George Street St Albans VIC 3021	\$505,000	12-Aug-19

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: 01 November 2019



2/71 Oberon Avenue St Albans VIC 3021

Sold Price

\$505,000

Sold Date

14-Oct-19

 3  2  2

Distance

0.23km

13A Eisner Street St Albans VIC 3021

Sold Price

\$555,000

Sold Date

11-Jul-19

 3  2  1

Distance

0.43km



2/2 George Street St Albans VIC 3021

Sold Price

\$505,000

Sold Date

12-Aug-19

 3  2  1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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