

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

1/12 DOUGLAS AVENUE 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 2023

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

24/32 EAST ESPLANADE ST ALBANS VIC 3021	\$351,000	20-May-23
1/1-3 MARGRAVE STREET ST ALBANS VIC 3021	\$369,999	05-Jan-23
19/32 EAST ESPLANADE ST ALBANS VIC 3021	\$345,000	03-Dec-22

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.

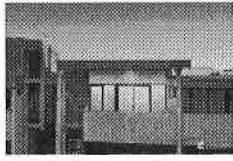
This Statement of Information was prepared on: 31 August 2023



YPA St Albans

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24/32 EAST ESPLANADE ST
ALBANS VIC 3021

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Sold Price **\$351,000** Sold Date **20-May-23**

Distance **1.45km**



1/1-3 MARGRAVE STREET ST
ALBANS VIC 3021

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Sold Price **\$369,999** Sold Date **05-Jan-23**

Distance **1.06km**



19/32 EAST ESPLANADE ST
ALBANS VIC 3021

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Sold Price **\$345,000** Sold Date **03-Dec-22**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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