

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

1/174 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2022

to

31 Aug 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

1/71 ERICA AVENUE ST ALBANS VIC 3021	\$600,000	09-Apr-22
1/113 ALFRIEDA STREET ST ALBANS VIC 3021	\$635,000	10-Oct-22
83 MILLAWA AVENUE ST ALBANS VIC 3021	\$603,000	07-Jul-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: 28 September 2023



**1/71 ERICA AVENUE ST ALBANS
VIC 3021**

3 2 -

Sold Price **\$600,000** Sold Date **09-Apr-22**

Distance **0.17km**



**1/113 ALFRIEDA STREET ST
ALBANS VIC 3021**

3 2 2

Sold Price **\$635,000** Sold Date **10-Oct-22**

Distance **0.28km**



**83 MILLAWA AVENUE ST ALBANS
VIC 3021**

3 1 -

Sold Price **\$603,000** Sold Date **07-Jul-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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