

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

1/492 MAIN ROAD WEST 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2022

to

30 Sep 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

3/37 GARFIELD STREET ST ALBANS VIC 3021	\$462,000	23-May-23
4/47A DISRAELI STREET ST ALBANS VIC 3021	\$475,000	25-Jun-22
4/48 DOUGLAS AVENUE ST ALBANS VIC 3021	\$459,500	28-May-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: 23 October 2023



**3/37 GARFIELD STREET ST
ALBANS VIC 3021**

3 1 1

Sold Price **\$462,000** Sold Date **23-May-23**

Distance **0.19km**



**4/47A DISRAELI STREET ST
ALBANS VIC 3021**

3 1 1

Sold Price **\$475,000** Sold Date **25-Jun-22**

Distance **0.35km**



**4/48 DOUGLAS AVENUE ST
ALBANS VIC 3021**

2 1 2

Sold Price **\$459,500** Sold Date **28-May-22**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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