

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

1/5 EMILY 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

\$460,000

&

\$480,000

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

3/19 ADELAIDE STREET ST ALBANS VIC 3021	\$488,888	19-Jun-23
2/43 ELIZABETH STREET ST ALBANS VIC 3021	\$500,000	31-Jan-23
1/24 ADELAIDE STREET ST ALBANS VIC 3021	\$494,000	20-May-23

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 October 2023



**3/19 ADELAIDE STREET ST
ALBANS VIC 3021**

3 1 2

Sold Price **\$488,888** Sold Date **19-Jun-23**

Distance **0.16km**



**2/43 ELIZABETH STREET ST
ALBANS VIC 3021**

3 1 1

Sold Price **\$500,000** Sold Date **31-Jan-23**

Distance **0.17km**



**1/24 ADELAIDE STREET ST
ALBANS VIC 3021**

2 1 2

Sold Price **\$494,000** Sold Date **20-May-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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