

## 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

1/62 JAMIESON STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/492 MAIN ROAD WEST ST ALBANS VIC 3021	\$477,000	30-Oct-23
1/174 WILLIAM STREET ST ALBANS VIC 3021	\$475,000	22-Feb-24

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: 17 April 2024



**1/492 MAIN ROAD WEST ST  
ALBANS VIC 3021**

 3  1  1

Sold Price **\$477,000** Sold Date **30-Oct-23**

Distance **0.74km**



**1/174 WILLIAM STREET ST ALBANS  
VIC 3021**

 3  1  1

Sold Price **\$475,000** Sold Date **22-Feb-24**

Distance **1.48km**

RS = Recent sale      UN = Undisclosed Sale

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