

## 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

1/76 MAIN ROAD EAST 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2022

to

30 Jun 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

2/25 HARCOURT AVENUE ST ALBANS VIC 3021	\$530,000	10-Jan-23
27 BRANSTON ROAD ST ALBANS VIC 3021	\$530,000	05-Sep-22
2/73 AVONDALE AVENUE ST ALBANS VIC 3021	\$520,000	02-Nov-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: 24 July 2023



**2/25 HARCOURT AVENUE ST  
ALBANS VIC 3021**

3 - -

Sold Price **\$530,000** Sold Date **10-Jan-23**

Distance **0.36km**



**27 BRANSTON ROAD ST ALBANS  
VIC 3021**

3 1 2

Sold Price Sold Date **05-Sep-22**

Distance **0.38km**



**2/73 AVONDALE AVENUE ST  
ALBANS VIC 3021**

2 1 1

Sold Price **\$520,000** Sold Date **02-Nov-22**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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