

# 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

120 Theodore 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$570,000 Property Type Townhouse Suburb St Albans

Period - From 05/04/2023 to 04/04/2024 Source REIV

### 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 six 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	2/28 Scott Av ST ALBANS 3021	\$550,000	20/02/2024
2	3/109 Theodore St ST ALBANS 3021	\$500,000	16/10/2023
3			

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 six months.

This Statement of Information was prepared on: 05/04/2024 09:21



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Townhouse Price**

05/04/2023 - 04/04/2024: \$570,000

## Comparable Properties



**2/28 Scott Av ST ALBANS 3021 (REI)**

**Agent Comments**

2 2 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Townhouse (Single)



**3/109 Theodore St ST ALBANS 3021 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** Townhouse (Single)

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 six months.