

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

2/1 KINGSLEY 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

\$400,000

&

\$430,000

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

2/35 ANNA STREET ST ALBANS VIC 3021	\$435,000	28-May-23
2/32 BRANSTON ROAD ST ALBANS VIC 3021	\$432,000	13-Jun-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: 13 October 2023

**2/35 ANNA STREET ST ALBANS
VIC 3021**

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Sold Price **\$435,000** Sold Date **28-May-23**Distance **1.64km****2/32 BRANSTON ROAD ST
ALBANS VIC 3021**

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Sold Price **\$432,000** Sold Date **13-Jun-23**Distance **1.68km****RS** = Recent sale **UN** = Undisclosed Sale

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