

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

2/14 THOMAS 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 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

1/25 RUTH STREET ST ALBANS VIC 3021	\$530,000	13-Jan-23
2/17 ADELAIDE STREET ST ALBANS VIC 3021	\$570,000	21-Sep-22
2/43 ELIZABETH STREET ST ALBANS VIC 3021	\$500,000	31-Jan-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: 08 February 2024



1/25 RUTH STREET ST ALBANS VIC 3021 Sold Price **\$530,000** Sold Date **13-Jan-23**

3 2 2

Distance **0.18km**



2/17 ADELAIDE STREET ST ALBANS VIC 3021 Sold Price **\$570,000** Sold Date **21-Sep-22**

3 - -

Distance **0.48km**



2/43 ELIZABETH STREET ST ALBANS VIC 3021 Sold Price **\$500,000** Sold Date **31-Jan-23**

3 1 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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