

## 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

2/21 ADAMS 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

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 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

1/174 WILLIAM STREET ST ALBANS VIC 3021	\$475,000	22-Feb-24
1/52 FOX STREET ST ALBANS VIC 3021	\$470,000	04-Mar-24
3/38-40 OBERON AVENUE ST ALBANS VIC 3021	\$470,000	23-Dec-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: 16 May 2024



**1/174 WILLIAM STREET ST ALBANS VIC 3021** Sold Price **\$475,000** Sold Date **22-Feb-24**

 3  1  1

Distance **2.23km**



**1/52 FOX STREET ST ALBANS VIC 3021** Sold Price **\$470,000** Sold Date **04-Mar-24**

 2  1  1

Distance **2.45km**



**3/38-40 OBERON AVENUE ST ALBANS VIC 3021** Sold Price

Sold Date **23-Dec-23**

 2  1  1

Distance **2.42km**

RS = Recent sale

UN = Undisclosed Sale

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