

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

3/10 ALBERT CRESCENT 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

\$460,000

&

\$506,000

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

3/43 ADELAIDE STREET ST ALBANS VIC 3021	440000	18-Dec-23
3/41 POWER STREET ST ALBANS VIC 3021	490000	29-Feb-24
3/142 WILLIAM STREET ST ALBANS VIC 3021	450000	03-May-24

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.~~

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**3/43 ADELAIDE STREET ST
 ALBANS VIC 3021**

2 1 2

Sold Price **440000** Sold Date **18-Dec-23**

Distance **0.72km**



**3/41 POWER STREET ST ALBANS
 VIC 3021**

2 1 2

Sold Price **490000** Sold Date **29-Feb-24**

Distance **1.67km**



**3/142 WILLIAM STREET ST
 ALBANS VIC 3021**

2 1 2

Sold Price ^{RS} **450000** Sold Date **03-May-24**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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