

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

3/142 WILLIAM 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

\$500,000

&

\$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

| | | |
|---|-----------|-----------|
| 2/6-8 GLENDENNING STREET ST ALBANS VIC 3021 | \$502,500 | 22-Aug-23 |
| 1/5 EMILY STREET ST ALBANS VIC 3021 | \$505,000 | 24-Oct-23 |
| 2/125 MAIN ROAD EAST ST ALBANS VIC 3021 | \$510,000 | 28-Sep-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 February 2024


**2/6-8 GLENDENNING STREET ST
ALBANS VIC 3021**

 Sold Price **\$502,500** Sold Date **22-Aug-23**

3 1 1

 Distance **1.62km**

**1/5 EMILY STREET ST ALBANS VIC
3021**

 Sold Price **\$505,000** Sold Date **24-Oct-23**

2 1 1

 Distance **1.68km**

**2/125 MAIN ROAD EAST ST
ALBANS VIC 3021**

 Sold Price **\$510,000** Sold Date **28-Sep-23**

2 1 2

 Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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