

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

3/257 MAIN ROAD WEST 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 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

2/14 THOMAS STREET ST ALBANS VIC 3021	\$530,000	19-Apr-24
2/48-50 DISRAELI STREET ST ALBANS VIC 3021	\$267,002	24-May-14
2/12 HENRY STREET ST ALBANS VIC 3021	\$530,000	01-Mar-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.

This Statement of Information was prepared on: 22 April 2024



2/14 THOMAS STREET ST ALBANS VIC 3021

Sold Price

^{RS} \$530,000

Sold Date

19-Apr-24

 3  1  2

Distance

1.02km



2/48-50 DISRAELI STREET ST ALBANS VIC 3021

Sold Price

\$267,002

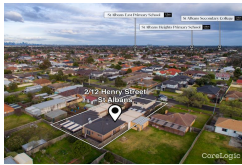
Sold Date

24-May-14

 3  1  -

Distance

0.21km



2/12 HENRY STREET ST ALBANS VIC 3021

Sold Price

\$530,000

Sold Date

01-Mar-24

 3  2  2

Distance

2.46km



3/47 STATION AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} \$518,000

Sold Date

26-Mar-24

 3  1  2

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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