

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

3/38-40 OBERON AVENUE 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/32 OBERON AVENUE ST ALBANS VIC 3021	\$560,000	23-Aug-23
2/21 MILLAWA AVENUE ST ALBANS VIC 3021	\$589,000	20-Sep-22
2/64 VINCENT AVENUE ST ALBANS VIC 3021	\$560,000	10-Mar-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: 25 September 2023



1/32 OBERON AVENUE ST ALBANS VIC 3021 Sold Price **\$560,000** Sold Date **23-Aug-23**

3 1 1

Distance **0.07km**



2/21 MILLAWA AVENUE ST ALBANS VIC 3021 Sold Price **\$589,000** Sold Date **20-Sep-22**

3 2 1

Distance **0.23km**



2/64 VINCENT AVENUE ST ALBANS VIC 3021 Sold Price **\$560,000** Sold Date **10-Mar-23**

3 2 1

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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