

## 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

3/51 SHIRLEY 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 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

8/82-84 FOX STREET ST ALBANS VIC 3021	\$350,000	25-Oct-23
2/45 ADELAIDE STREET ST ALBANS VIC 3021	\$335,000	20-Oct-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: 29 January 2024

**8/82-84 FOX STREET ST ALBANS  
VIC 3021**

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Sold Price **\$350,000** Sold Date **25-Oct-23**Distance **1.13km****2/45 ADELAIDE STREET ST  
ALBANS VIC 3021**

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Sold Price **\$335,000** Sold Date **20-Oct-23**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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