

## 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

4/17 ST ALBANS ROAD 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,944

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2023

to

29 Feb 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

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 24/12 PERCY STREET ST ALBANS VIC 3021 | \$295,000 | 03-Feb-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: 08 March 2024



**24/12 PERCY STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup>

**\$295,000**

Sold Date

**03-Feb-24**

 2

 1

 1

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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