

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

4/52 CONRAD 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2023

to

31 May 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

1/52 FOX STREET ST ALBANS VIC 3021	\$470,000	04-Mar-24
3/41 POWER STREET ST ALBANS VIC 3021	\$490,000	29-Feb-24
3/38-40 OBERON AVENUE ST ALBANS VIC 3021	\$470,000	23-Dec-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: 15 June 2024



1/52 FOX STREET ST ALBANS VIC 3021

 2  1  1

Sold Price

\$470,000

Sold Date **04-Mar-24**

Distance **0.15km**



3/41 POWER STREET ST ALBANS VIC 3021

 2  1  2

Sold Price

\$490,000

Sold Date **29-Feb-24**

Distance **0.57km**



3/38-40 OBERON AVENUE ST ALBANS VIC 3021

 2  1  1

Sold Price

\$470,000

Sold Date **23-Dec-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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