

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

5/74 AVONDALE 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

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

2/11-13 PERRETT AVENUE ST ALBANS VIC 3021	\$460,000	21-Mar-24
1/78 PERRETT AVENUE ST ALBANS VIC 3021	\$480,000	29-Feb-24
1/174 WILLIAM STREET ST ALBANS VIC 3021	\$475,000	22-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: 23 April 2024

**2/11-13 PERRETT AVENUE ST
ALBANS VIC 3021**

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Sold Price

^{RS} **\$460,000** Sold Date **21-Mar-24**Distance **0.46km****1/78 PERRETT AVENUE ST ALBANS
VIC 3021**

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Sold Price

\$480,000 Sold Date **29-Feb-24**Distance **0.51km****1/174 WILLIAM STREET ST ALBANS
VIC 3021**

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Sold Price

\$475,000 Sold Date **22-Feb-24**Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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