

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	69 View Street, St Albans Vic 3021
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$590,000

Median sale price

Median price	\$645,000	Property Type	House	Suburb	St Albans
Period - From	09/04/2023	to	08/04/2024	Source	REIV

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 six 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	15 Eisner St ST ALBANS 3021	\$590,000	07/02/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 09/04/2024 09:23

69 View Street, St Albans Vic 3021



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median House Price
09/04/2023 - 08/04/2024: \$645,000

Comparable Properties



15 Eisner St ST ALBANS 3021 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 565 sqm approx

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 six months.

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