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<br>Including suburb and postcode | 1/76 Walmer 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 | $600,000 | & | $635,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $485,000 | Property type | Unit | Suburb | St Albans |
| Period-from | 01 Nov 2020 | to | 31 Oct 2021 | 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 |
|---|---|---|
| 2/141 William Street St Albans VIC 3021 | $600,000 | 05-Jul-21 |
| 2/75 McArthur Avenue St Albans VIC 3021 | $612,500 | 20-Oct-21 |
| 1/75 McArthur Avenue St Albans VIC 3021 | $620,000 | 20-Oct-21 |

**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: 19 November 2021



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