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	2/227 Main Road West 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	$480,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$453,000	Property type	Unit	Suburb	St Albans
Period-from	01 Oct 2019	to	30 Sep 2020	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
1/42 James Street St Albans VIC 3021	$480,000	04-May-20
1/29 Pennell Avenue St Albans VIC 3021	$490,000	29-Jul-20
2/5 Ruth Street St Albans VIC 3021	$560,000	27-May-20

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: 20 October 2020

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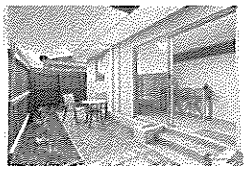
1/42 James Street St Albans VIC 3021 | Sold Price $480,000 | Sold Date 04-May-20

3 2 1 | Distance 0.48km



1/29 Pennell Avenue St Albans VIC 3021 | Sold Price $490,000 | Sold Date 29-Jul-20

3 1 2 | Distance 0.63km



2/5 Ruth Street St Albans VIC 3021 | Sold Price $560,000 | Sold Date 27-May-20

3 2 1 | Distance 0.85km

RS = Recent sale UN = Undisclosed Sale

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