

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

3/95 Power 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/46 Grace Street St Albans VIC 3021	\$450,000	03-Jun-19
2/32 James Street St Albans VIC 3021	\$450,000	20-May-19
2/18 Honey Grove St Albans VIC 3021	\$441,000	31-Aug-19

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: 08 November 2019



1/46 Grace Street St Albans VIC 3021

3 1 1

Sold Price

\$450,000

Sold Date **03-Jun-19**

Distance **1km**



2/32 James Street St Albans VIC 3021

3 1 1

Sold Price

Sold Date **20-May-19**

Distance **1.38km**



2/18 Honey Grove St Albans VIC 3021

3 1 1

Sold Price

\$441,000

Sold Date **31-Aug-19**

Distance **1.42km**



2/132 Kings Road St Albans VIC 3021

3 2 1

Sold Price

\$478,500

Sold Date **26-Aug-19**

Distance **1.73km**



1/26 Andrea Street St Albans VIC 3021

3 1 1

Sold Price

\$440,000

Sold Date **31-Jul-19**

Distance **1.9km**



2/6 Pennell Avenue St Albans VIC 3021

3 1 1

Sold Price

^{RS} **\$467,000**

Sold Date **22-Aug-19**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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