

## 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

6 Beaver Street St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 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

6 Perry Street St Albans VIC 3021	\$555,000	01-Jun-19
181 Main Road East St Albans VIC 3021	\$580,000	13-Jun-19
10 Blendon Avenue St Albans VIC 3021	\$580,000	01-Jun-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: 19 September 2019



**6 Perry Street St Albans VIC 3021**

Sold Price

**\$555,000**

Sold Date

**01-Jun-19**

3 1 2

Distance

**0.35km**



**181 Main Road East St Albans VIC 3021**

Sold Price

**\$580,000**

Sold Date

**13-Jun-19**

3 1 2

Distance

**1.26km**



**10 Blendon Avenue St Albans VIC 3021**

Sold Price

Sold Date

**01-Jun-19**

3 1 1

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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