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	2/55 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	$499,900	&	$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	St Albans
Period-from	01 Nov 2021	to	31 Oct 2022	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
1/77 ERRINGTON ROAD ST ALBANS VIC 3021	$512,800	23-Sep-22
2/43 MCARTHUR AVENUE ST ALBANS VIC 3021	$510,000	12-Aug-22
5/150 POWER STREET ST ALBANS VIC 3021	$550,000	19-May-22

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: 10 November 2022

CONSUMER AFFAIRS VICTORIA

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1/77 ERRINGTON ROAD ST ALBANS VIC 3021

3 1 1

Sold Price RS **$512,800** UN Sold Date **23-Sep-22**

Distance **1.59km**



2/43 MCARTHUR AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price **$510,000** Sold Date **12-Aug-22**

Distance **1.14km**



5/150 POWER STREET ST ALBANS VIC 3021

3 2 2

Sold Price **$550,000** Sold Date **19-May-22**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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