

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

159 WILLIAM 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,500

Property type

House

Suburb

St Albans

Period-from

01 Jun 2022

to

31 May 2023

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

16 BREMEN COURT KEILOR DOWNS VIC 3038	\$775,000	26-Sep-22
43 SHAKESPEARE DRIVE DELAHEY VIC 3037	\$775,000	21-Jan-23
9 MITCHELL GROVE TAYLORS HILL VIC 3037	\$775,000	13-Apr-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: 13 June 2023



16 BREMEN COURT KEILOR DOWNS VIC 3038

3 2 2

Sold Price **\$775,000** Sold Date **26-Sep-22**

Distance **2.02km**



43 SHAKESPEARE DRIVE DELAHEY VIC 3037

4 3 4

Sold Price Sold Date **21-Jan-23**

Distance **2.7km**



9 MITCHELL GROVE TAYLORS HILL VIC 3037

3 2 2

Sold Price Sold Date **13-Apr-22**

Distance **4.58km**

RS = Recent sale UN = Undisclosed Sale

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