

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

33 Conrad Street, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$655,000 Property Type House Suburb St Albans

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 six 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	23 Victoria Cr ST ALBANS 3021	\$1,463,000	02/02/2021
2	1 Glyndon Av ST ALBANS 3021	\$1,160,000	10/04/2021
3	16 Albert Cr ST ALBANS 3021	\$1,000,000	22/04/2021

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 six months.~~

This Statement of Information was prepared on:

13/05/2021 16:03



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Property Type: Block of units
Land Size: 1011 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 March quarter 2021: \$655,000

Comparable Properties



23 Victoria Cr ST ALBANS 3021 (VG)

Agent Comments

- - -

Price: \$1,463,000
Method: Sale
Date: 02/02/2021
Property Type: Development Site (Commercial)
Land Size: 800 sqm approx



1 Glyndon Av ST ALBANS 3021 (REI)

Agent Comments

2 1 2

Price: \$1,160,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House
Land Size: 2212 sqm approx



16 Albert Cr ST ALBANS 3021 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 22/04/2021
Rooms: 5
Property Type: House
Land Size: 808 sqm approx