

## 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

34A THEODORE 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

\$439,000

&

\$454,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 2024

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

3/142 WILLIAM STREET ST ALBANS VIC 3021	\$450,000	03-May-24
5/20-22 ADELAIDE STREET ST ALBANS VIC 3021	\$450,000	30-Apr-24
10/7 REGAN STREET ST ALBANS VIC 3021	\$450,000	11-May-24

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: 24 May 2024



**3/142 WILLIAM STREET ST  
 ALBANS VIC 3021**

 2  1  2

Sold Price <sup>RS</sup> **\$450,000** Sold Date **03-May-24**

Distance **0.83km**



**5/20-22 ADELAIDE STREET ST  
 ALBANS VIC 3021**

 2  1  -

Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **30-Apr-24**

Distance **0.84km**



**10/7 REGAN STREET ST ALBANS  
 VIC 3021**

 2  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **11-May-24**

Distance **0.96km**

RS = Recent sale      UN = Undisclosed Sale

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