

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

1/11 BEAVER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

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

9 WILBY COURT ST ALBANS VIC 3021	\$622,000	25-Jan-23
1/19 BAILEY STREET ST ALBANS VIC 3021	\$600,000	01-Feb-23
2/34 PENNELL AVENUE ST ALBANS VIC 3021	\$620,000	06-Mar-23

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: 14 June 2023


9 WILBY COURT ST ALBANS VIC 3021

Sold Price

\$622,000

Sold Date

25-Jan-23

3

1

2

Distance

0.14km
1/19 BAILEY STREET ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

01-Feb-23

3

2

2

Distance

0.98km
2/34 PENNELL AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} **\$620,000**

Sold Date

06-Mar-23

3

2

2

Distance

1.1km**RS** = Recent sale**UN** = Undisclosed Sale

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