

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

2/32 BRANSTON ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2022

to

30 Apr 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

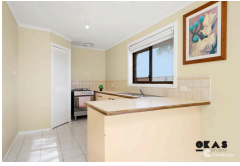
Date of sale

3/245 MAIN ROAD WEST ST ALBANS VIC 3021	\$426,000	28-Feb-23
3/64-66 BENT STREET ST ALBANS VIC 3021	\$422,000	14-Feb-23
245 MAIN ROAD EAST ST ALBANS VIC 3021	-	25-Jul-81

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: 29 May 2023



**3/245 MAIN ROAD WEST ST
ALBANS VIC 3021**

 2  1  1

Sold Price

\$426,000

Sold Date **28-Feb-23**

Distance **3.63km**



**3/64-66 BENT STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$422,000

Sold Date **14-Feb-23**

Distance **1.65km**



**245 MAIN ROAD EAST ST ALBANS
VIC 3021**

 -  1  -

Sold Price

- Sold Date

25-Jul-81

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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