

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

3/245 MAIN ROAD WEST 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2022

to

31 Jan 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

6/18 JAMES STREET ST ALBANS VIC 3021	\$423,000	14-Nov-22
2/22 GARFIELD STREET ST ALBANS VIC 3021	\$422,000	14-Oct-22
6/5-9 GRANT STREET ST ALBANS VIC 3021	\$468,000	19-Dec-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: 20 February 2023


**6/18 JAMES STREET ST ALBANS
VIC 3021**
 2  1  1

Sold Price

\$423,000

Sold Date **14-Nov-22**

Distance **0.76km**

**2/22 GARFIELD STREET ST
ALBANS VIC 3021**
 2  1  2

Sold Price

\$422,000

Sold Date **14-Oct-22**

Distance **0.34km**

**6/5-9 GRANT STREET ST ALBANS
VIC 3021**
 2  1  1

Sold Price

\$468,000

Sold Date **19-Dec-22**

Distance **0.4km**
RS = Recent sale

UN = Undisclosed Sale

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