

## 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

2/62 Jamieson 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

\$445,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,750

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/21 Winnington Street Deer Park VIC 3023	\$460,000	30-Jul-21
1/61 Fox Street St Albans VIC 3021	\$485,000	20-Mar-21
1/227 Main Road West St Albans VIC 3021	\$495,000	18-Jan-21

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: 03 September 2021



**2/21 Winnington Street Deer Park VIC 3023**

3 1 1

Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **30-Jul-21**

Distance **2.94km**



**1/61 Fox Street St Albans VIC 3021**

3 1 1

Sold Price **\$485,000** Sold Date **20-Mar-21**

Distance **1.94km**



**1/227 Main Road West St Albans VIC 3021**

3 1 1

Sold Price **\$495,000** Sold Date **18-Jan-21**

Distance **0.61km**



**3/7-9 Disraeli Street St Albans VIC 3021**

3 1 1

Sold Price **\$432,000** Sold Date **16-Dec-20**

Distance **0.86km**



**1/17 Syme Street St Albans VIC 3021**

3 1 1

Sold Price **\$470,000** Sold Date **07-Dec-20**

Distance **0.47km**



**5/11-13 Millawa Avenue St Albans VIC 3021**

3 1 1

Sold Price **\$496,500** Sold Date **27-Nov-20**

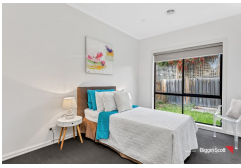
Distance **1.72km**

RS = Recent sale      UN = Undisclosed Sale

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Danny Trkulja  
P 0393679888  
M 0422576473  
E danny@stalbans.rh.com.au



2/227 Main Road West St Albans  
VIC 3021

3 1 1

Sold Price **\$480,000** Sold Date **10-Nov-20**

Distance **0.62km**



3/484-486 Main Road West St  
Albans VIC 3021

3 1 1

Sold Price **\$460,000** Sold Date **24-Jun-20**

Distance **0.7km**



2/11 Gillespie Road St Albans VIC  
3021

3 1 1

Sold Price **\$480,000** Sold Date **11-Jan-20**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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