

## 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

2/17 Adams 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

\$550,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2020

to

31 Jan 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

1/11 Washington Street St Albans VIC 3021	\$600,000	14-Oct-20
5A Halifax Close St Albans VIC 3021	\$550,000	01-Dec-20
1/66 Conrad Street St Albans VIC 3021	\$560,000	20-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: 22 February 2021



**1/11 Washington Street St Albans VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **14-Oct-20**

Distance **0.65km**



**5A Halifax Close St Albans VIC 3021**

 3  2  1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **01-Dec-20**

Distance **1.4km**



**1/66 Conrad Street St Albans VIC 3021**

 3  2  1

Sold Price <sup>RS</sup> **\$560,000** Sold Date **20-Jan-21**

Distance **2.18km**

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

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