

## 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

3/24 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2020

to

31 May 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

2/39 Ruth Street St Albans VIC 3021	\$570,000	02-Mar-21
2/76 Walmer Avenue St Albans VIC 3021	\$550,000	31-Dec-20
1/66 Conrad Street St Albans VIC 3021	\$560,000	14-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: 26 June 2021

# AREASPECIALIST

Flo Carreon

M 0416231254

E fcarreon@areaspecialist.com.au



**2/39 Ruth Street St Albans VIC 3021**

 3  2  4

Sold Price

**\$570,000**

Sold Date

**02-Mar-21**

Distance

**0.32km**



**2/76 Walmer Avenue St Albans VIC 3021**

 3  1  4

Sold Price

**\$550,000**

Sold Date

**31-Dec-20**

Distance

**1.78km**



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

 3  2  1

Sold Price

**\$560,000**

Sold Date

**14-Jan-21**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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