

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

19 Elizabeth Street 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

Other

Suburb

St Albans

Period-from

01 Jun 2019

to

31 May 2020

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

13 Mclvor Road St Albans VIC 3021	\$945,000	25-Mar-20
173 William Street St Albans VIC 3021	\$737,000	07-Jan-20
85 George Street St Albans VIC 3021	\$705,000	03-Feb-20

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: 19 June 2020



13 Mclvor Road St Albans VIC 3021 Sold Price ^{RS} **\$945,000** Sold Date **25-Mar-20**
 Distance **0.86km**
 2 2 1



173 William Street St Albans VIC 3021 Sold Price **\$737,000** Sold Date **07-Jan-20**
 Distance **1.04km**
 3 - -



85 George Street St Albans VIC 3021 Sold Price **\$705,000** Sold Date **03-Feb-20**
 Distance **1.34km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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