

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

68 Station Avenue, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$525,000

Median sale price

Median price \$626,500 Property Type House Suburb St Albans

Period - From 01/01/2020 to 31/12/2020 Source REIV

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 six 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	4 Stradbroke Dr ST ALBANS 3021	\$550,000	18/09/2020
2	1/18 Manfred Av ST ALBANS 3021	\$541,000	20/10/2020
3	5/11-13 Millawa Av ST ALBANS 3021	\$496,500	23/12/2020

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 six months.~~

This Statement of Information was prepared on:

02/02/2021 16:45



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4 Stradbroke Dr ST ALBANS 3021 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 18/09/2020

Property Type: House (Res)

Land Size: 545 sqm approx



1/18 Manfred Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 20/10/2020

Property Type: Unit

Land Size: 283 sqm approx



5/11-13 Millawa Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$496,500

Method: Private Sale

Date: 23/12/2020

Property Type: Unit