

## 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

1/35 Butler 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

\$519,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$466,250

Property type

Unit

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 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

1/17 Syme Street St Albans VIC 3021	\$470,000	07-Dec-20
1/227 Main Road West St Albans VIC 3021	\$495,000	18-Jan-21
3/484-486 Main Road West St Albans VIC 3021	\$460,000	24-Jun-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: 13 May 2021



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

 3  1  1

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

Distance **0.32km**



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

 3  1  1

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

Distance **0.69km**



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

 3  1  1

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

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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