

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

51 Disraeli 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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





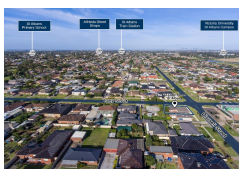







Date of sale

2/17 Adams Street St Albans VIC 3021	\$590,000	10-Mar-21
17 Lahy Street St Albans VIC 3021	\$620,000	27-Apr-21
1/7-9 Disraeli Street St Albans VIC 3021	\$509,700	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: 03 September 2021

	2/17 Adams Street St Albans VIC 3021	Sold Price	\$590,000	Sold Date	10-Mar-21
	 3  2  2			Distance	0.08km
	17 Lahy Street St Albans VIC 3021	Sold Price	\$620,000	Sold Date	27-Apr-21
	 3  2  1			Distance	0.32km
	1/7-9 Disraeli Street St Albans VIC 3021	Sold Price	\$509,700	Sold Date	20-Jan-21
	 3  1  2			Distance	0.51km

RS = Recent sale UN = Undisclosed Sale

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