Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range \$450,000 & \$500,000 Median sale price (*Delete house or unit as applicable) Median Price \$694,000 Property type House Suburb St Albans Period-from 01 Jan 2022 to 31 Dec 2022 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	Property offered for sale								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$450,000 & \$500,000 Median sale price (*Delete house or unit as applicable) Median Price \$694,000 Property type House Suburb St Albans Period-from 01 Jan 2022 to 31 Dec 2022 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.	Including suburb and	2/110 FOX STREET ST ALBANS VIC 3021							
Median sale price (*Delete house or unit as applicable) Median Price \$694,000 Property type House Suburb St Albans Period-from 01 Jan 2022 to 31 Dec 2022 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.	<u>.</u>	e see consumer.vio	c.gov.a	u/underquoting	(*Delete sin	gle price	e or range a	as applicable)	
(*Delete house or unit as applicable) Median Price \$694,000 Property type House Suburb St Albans Period-from 01 Jan 2022 to 31 Dec 2022 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.	Single Price			•	\$450,0	\$450,000		\$500,000	
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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.	Median Price	\$694,000	Property type H		House		Suburb	St Albans	
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.	Period-from	01 Jan 2022	to	to 31 Dec 2022 So			Corelogic		
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for s	ale.	
OR									

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: 16 January 2023



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