

## 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

4/114 GEORGE 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

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 2024

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

5/114 GEORGE STREET ST ALBANS VIC 3021	\$445,000	14-Nov-23
114 GEORGE STREET ST ALBANS VIC 3021	\$455,000	15-Nov-23

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: 30 April 2024



**5/114 GEORGE STREET ST ALBANS VIC 3021** Sold Price **\$445,000** Sold Date **14-Nov-23**

2 1 -

Distance **0.01km**



**114 GEORGE STREET ST ALBANS VIC 3021** Sold Price **\$455,000** Sold Date **15-Nov-23**

2 1 1

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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