



Le Duong
 P 93646883
 M 0416203883
 E le.duong@tmlrealestate.com.au

STATEMENT OF INFORMATION

Prepared on 18 Mar 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

33 Oberon Avenue St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$700,000 & \$750,000

Median Sale Price

\$610,000 Houses in St albans between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



47 Oberon Avenue St Albans VIC 3021

3 2 4

Sold Price

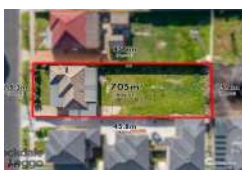
\$630,000

Sold Date

17-Nov-18

Distance

0.21km



72 Oberon Avenue St Albans VIC 3021

3 1 1

Sold Price

\$643,000

Sold Date

23-Nov-18

Distance

0.39km



81 Oberon Avenue St Albans VIC 3021

3 1 1

Sold Price

\$650,000

Sold Date

15-Oct-18

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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HOUSE Offered for Sale

35 Oberon Avenue St Albans VIC 3021

2 1 2

Indicative Selling Price

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Range between \$700,000 & \$750,000

Median Sale Price

\$610,000 Houses in St albans between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



59 Conrad Street St Albans VIC 3021

2 1 1

Sold Price

\$600,000

Sold Date

17-Nov-18

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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