

## 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

Address Available On Request

### 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

\$930,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2020

to

31 Jul 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

38 Glendenning Street St Albans VIC 3021	\$960,000	30-Apr-21
13 Albert Crescent St Albans VIC 3021	\$955,000	04-Jun-21
3 McIvor Road St Albans VIC 3021	\$970,000	15-May-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: 18 August 2021



38 Glendenning Street St Albans  
VIC 3021

 2  1  1

Sold Price

\$960,000 Sold Date 30-Apr-21

Distance 0.14km



13 Albert Crescent St Albans VIC  
3021

 3  1  1

Sold Price

\$955,000 Sold Date 04-Jun-21

Distance 0.44km



3 Mclvor Road St Albans VIC 3021

 3  1  4

Sold Price

<sup>RS</sup> \$970,000 Sold Date 15-May-21

Distance 0.8km

RS = Recent sale

UN = Undisclosed Sale

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