

## 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

27 WATFORD ROAD ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 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

7 CHESTNUT DRIVE ST ALBANS VIC 3021	\$620,000	20-Nov-24
275 FURLONG ROAD ST ALBANS VIC 3021	\$650,000	05-Sep-24
7 MAPLE CRESCENT ST ALBANS VIC 3021	\$600,000	30-Aug-24

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: 21 November 2024



## 7 CHESTNUT DRIVE ST ALBANS VIC 3021

 3  1  1

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **20-Nov-24**

Distance **0.78km**



## 275 FURLONG ROAD ST ALBANS VIC 3021

 3  1  1

Sold Price

**\$650,000** Sold Date **05-Sep-24**

Distance **1.71km**



## 7 MAPLE CRESCENT ST ALBANS VIC 3021

 3  1  1

Sold Price

**\$600,000** Sold Date **30-Aug-24**

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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