

## 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

17 Glenmaggie Drive 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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

2 Mytton Close St Albans VIC 3021	\$645,000	12-Feb-21
49 Chedgey Drive St Albans VIC 3021	\$655,000	13-Apr-21
69 Oleander Drive St Albans VIC 3021	\$650,000	26-Mar-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: 27 September 2021



**2 Mytton Close St Albans VIC 3021** Sold Price **\$645,000** Sold Date **12-Feb-21**

3 2 2

Distance **0.53km**



**49 Chedgely Drive St Albans VIC 3021** Sold Price **\$655,000** Sold Date **13-Apr-21**

3 1 2

Distance **0.97km**



**69 Oleander Drive St Albans VIC 3021** Sold Price **\$650,000** Sold Date **26-Mar-21**

3 1 1

Distance **1.19km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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