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 (*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	Prop	rty type House		Suburb	St Albans	
Period-from	01 Sep 2020	to	31 Aug 2	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





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E gpham@ypa.com.au

2 Mytton Close St Albans VIC 3021 Sold Price

\$645,000 Sold Date **12-Feb-21**

0.53km Distance

49 Chedgey Drive St Albans VIC

⇔ 2

₾ 2

₾ 1

₽ 1

= 3

= 3

≡ 3

Sold Price

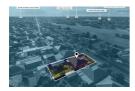
\$655,000 Sold Date **13-Apr-21**

3021

⇔2

Distance

0.97km



69 Oleander Drive St Albans VIC 3021

Sold Price

\$650,000 Sold Date 26-Mar-21

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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