

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

5 SYLEHAM STREET 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

\$619,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

House

Suburb

St Albans

Period-from

01 May 2021

to

30 Apr 2022

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 WATFORD ROAD ST ALBANS VIC 3021

\$640,000

07-May-22

1 PROTEA CRESCENT ST ALBANS VIC 3021

\$640,000

10-Nov-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: 10 May 2022



2 WATFORD ROAD ST ALBANS VIC 3021

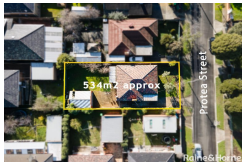
3 1 2

Sold Price

^{RS} **\$640,000**

Sold Date **07-May-22**

Distance **0.11km**



1 PROTEA CRESCENT ST ALBANS VIC 3021

3 1 2

Sold Price

\$640,000

Sold Date **10-Nov-21**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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