

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

5/6-8 GLENDENNING 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

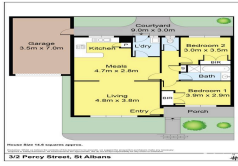
Date of sale

3/2 PERCY STREET ST ALBANS VIC 3021	\$405,000	22-Nov-23
1/51 SHIRLEY STREET ST ALBANS VIC 3021	\$418,668	06-Oct-23
3/50 DOUGLAS AVENUE ST ALBANS VIC 3021	\$445,000	03-Jul-23

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 November 2023



3/2 PERCY STREET ST ALBANS VIC 3021

Sold Price ^{RS} **\$405,000** ^{UN}

Sold Date **22-Nov-23**

2 1 1

Distance **0.68km**



1/51 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$418,668**

Sold Date **06-Oct-23**

2 1 1

Distance **1.15km**



3/50 DOUGLAS AVENUE ST ALBANS VIC 3021

Sold Price

\$445,000

Sold Date **03-Jul-23**

2 1 1

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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